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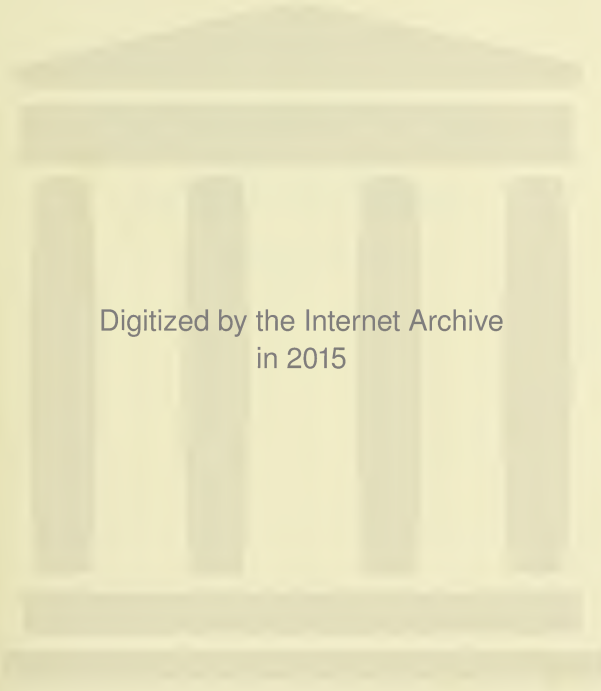

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San Francisco Assessment Appeals Board

Journal of Proceedings
(Combined Agendas and Minutes)

January - March
2004

3 1223 06447 2070

Agenda* / Notice of Assessment Appeals Board

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5/04

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Monday, January 05, 2004 To Monday, January 05, 2004

9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1643
APPLICANT:	CARRAMERICA REALTY CORP
PARCEL NO.:	0167 063
PARCEL ADDRESS:	0075 0000 BROADWAY ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$30,997,466.00
APPLICANT'S OPINION:	$15,499,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1644
APPLICANT:	CARRAMERICA REALTY CORP
PARCEL NO.:	0171 068
PARCEL ADDRESS:	0001 0000 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$23,248,098.00
APPLICANT'S OPINION:	$11,599,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
DEC 30 2003
Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, January 05, 2004 To Monday, January 05, 2004
9:30 AM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1645
APPLICANT:	CARRAMERICA REALTY CORP
PARCEL NO.:	0168 057
PARCEL ADDRESS:	0057 0000 THE EMBARCADERO ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$23,248,098.00
APPLICANT'S OPINION:	$11,599,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

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Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, January 05, 2004 To Monday, January 05, 2004
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	1999-0232
APPLICANT:	100 SPEAR STREET OWNERS CORPORATION
PARCEL NO.:	3717 001
PARCEL ADDRESS:	0100 0000 SPEAR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$68,000,000.00
APPLICANT'S OPINION:	$45,000,000.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2000-0157
APPLICANT:	100 SPEAR STREET OWNERS CORPORATION
PARCEL NO.:	3717 001
PARCEL ADDRESS:	0100 0000 SPEAR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$83,693,441.00
APPLICANT'S OPINION:	$55,000,000.00
TAXABLE YEAR:	2000
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2001-0409
APPLICANT:	100 SPEAR STREET OWNERS CORP.
PARCEL NO.:	3717 001
PARCEL ADDRESS:	0100 0000 SPEAR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$85,367,308.00
APPLICANT'S OPINION:	$55,000,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1201
APPLICANT:	100 SPEAR STREET OWNERS CORPORATION
PARCEL NO.:	3717 001
PARCEL ADDRESS:	0100 0000 SPEAR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$87,074,654.00
APPLICANT'S OPINION:	$55,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco, Monday, January 5, 2004 at 9:30 a.m.

Present: Thomas Ramm, Alec Lambie, and Diane Robinson

Quorum present

Chairperson: Alec Lambie, Presiding

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain actions, as specified under this date, on the original of the respective applications(s):

Appeal No.	Name	Disposition
2002-1643	Carramerica Realty Corp	Postponed
2002-1644	Carramerica Realty Corp	Postponed
2002-1645	Carramerica Realty Corp	Postponed

There being no further business, the Board, at the hour of 10:00 a.m., recessed to reconvene Tuesday, January 6, 2004 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

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Approved by the Board on Tuesday, January 6, 2004

Phone (415) 554-6778
FAX (415) 554-6775
TDD (415) 554-5227
E-MAIL: AAB@ci.sf.ca.us

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda

NOTICE OF CLOSED MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD NO. 2 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL

MONDAY, JANUARY 5, 2004
1:30 P.M.

Under the California Constitution and applicable statutes, hearings of Assessment Appeals Boards are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation Code and of the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public Comment

2) **CLOSED SESSION** (Pursuant to Revenue and Taxation Code Section 1605.4) for the Board to meet with legal counsel to review and finalize the Boards' findings of fact prior to issuing said document to the parties.

A. APPLICATION: 2001-1207
APPLICANT: FRANCIS O'REILLY TESTAMENTARY TRUST
PARCEL NO.: 2607 067
PARCEL ADDRESS: 421- 425 BUENA VISTA EAST,
TOPIC: Base Year / Change in Ownership
CURRENT ASSESSMENT: $1,800,000.00
APPLICANT'S OPINION: $375,637
TAXABLE YEAR: 2000
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

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Assessment Appeals Board

B. APPLICATION: 2002-0726
APPLICANT: DWIGHT P. REILLY AS TRUSTEE / FRANCIS O'REILLY TRUST
PARCEL NO.: 2607 067
PARCEL ADDRESS: 421- 425 BUENA VISTA EAST,
TOPIC: Base Year / Change in Ownership
CURRENT ASSESSMENT: $1,800,000.00
APPLICANT'S OPINION: $368,637
TAXABLE YEAR: 2002
APPEAL TYPE: Real Property
ROLL TYPE: BASE YEAR

3) Adjourn

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SF
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1/6/04

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, January 06, 2004 To Tuesday, January 06, 2004
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0650
APPLICANT:	GENERAL ELECTRIC CORP dba NBC INTERNET, INC
PARCEL NO.:	2002208557
PARCEL ADDRESS:	00000225 00000000 BUSH ST, 2100
TOPIC:	
CURRENT ASSESSMENT:	$17,698,954.00
APPLICANT'S OPINION:	$1,001,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1294
APPLICANT:	MOSSER, CHARLES
PARCEL NO.:	0177 001
PARCEL ADDRESS:	0153 0000 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,231,820.00
APPLICANT'S OPINION:	$5,500,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
DEC 30 2003
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1295
APPLICANT:	MOSSER, CHARLES
PARCEL NO.:	0208 008
PARCEL ADDRESS:	0634 0000 CLAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,865,800.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1352
APPLICANT:	ESTRELE, LLC
PARCEL NO.:	0498 029
PARCEL ADDRESS:	1450 0000 LOMBARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,134,878.00
APPLICANT'S OPINION:	$6,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, January 06, 2004 To Tuesday, January 06, 2004
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1206
APPLICANT:	ROBERT DOLLAR BUILDING ASSOCIATES
PARCEL NO.:	0261 015
PARCEL ADDRESS:	0311 0000 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$27,093,256.00
APPLICANT'S OPINION:	$12,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1236
APPLICANT:	TOWNSEND 625 LLC
PARCEL NO.:	3799 008
PARCEL ADDRESS:	0625 0000 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,886,641.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1307
APPLICANT:	FLYNN LAND COMPANY, INC.
PARCEL NO.:	3979 001
PARCEL ADDRESS:	0444 0000 DE HARO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$24,222,866.00
APPLICANT'S OPINION:	$14,033,566.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco, Tuesday, January 6, 2004 at 9:35 a.m.

Present: Carol Ruth Silver, Thomas Ramm, and Peter Fatooh

Quorum present

Chairperson: Peter Fatooh, Presiding

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain actions, as specified under this date, on the original of the respective applications(s):

Appeal No.	Name	Disposition
2002-0650	General Electric Corp	Withdrawn
2002-1294	Charles Mosser	Postponed
2002-1295	Charles Mosser	Postponed
2002-1352	Estrele, LLC	Postponed
2002-1236	Townsend 625 LLC	A.V.Lowered (Assessor)

There being no further business, the Board, at the hour of 10:35 a.m., recessed to reconvene Wednesday, January 7, 2004 at 9:30 a.m.

Gloria L. Young
Clerk

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Dawn Duran
Administrator

Approved by the Board on Thursday, January 8, 2004

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SF
477
#1
1/7/04

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Wednesday, January 07, 2004 To Wednesday, January 07, 2004

9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0123
APPLICANT:	SOUTHBOURNE INC.
PARCEL NO.:	0294 013
PARCEL ADDRESS:	0340 0000 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$23,431,819.00
APPLICANT'S OPINION:	$10,688,162.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

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* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

SF
A77
#2
1/7/04

In the meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco, Wednesday, January 7, 2004 at 9:30 a.m.

Present: Alec Lambie, Thomas Ramm, and Peter Fatooh

Quorum present

Chairperson: Peter Fatooh, Presiding

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain actions, as specified under this date, on the original of the respective applications(s):

Appeal No.	Name	Disposition
2002-0123	Southbourne Inc.	Continued to 2/26/04

There being no further business, the Board, at the hour of 12:30 p.m., recessed to reconvene Thursday, January 8, 2004 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

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Approved by the Board on Thursday, January 8, 2004

Phone (415) 554-6778
FAX (415) 554-6775
TDD (415) 554-5227
E-MAIL: AAB@ci.sf.ca.us

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco CA., 94102-4697

Agenda

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NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS **BOARD No.2** HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL

WEDNESDAY, JANUARY 7, 2004
1:30 PM

Under the California Constitution and applicable statutes, hearings of Assessment Appeals Boards are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation Code and of the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each member of the public will be allotted the same number of minutes to speak to the Board. The Board may limit the total testimony to 30 minutes.

1) Public Comment on any agenda item.

2) **Closed Session to review and respond to the letter from assessor's office dated November 5, 2003 requesting clarification of Board decision made on 10/9/03 on following applications** (pursuant to Revenue and Taxation Code Section 1605.4):

A. **Application 2002-2055**
Applicant: Cousins/Myers Second Street Partners, LLC
Parcel: 2002900379
Property Address: 101 Second Street, #300
Current Assessment: $1,366,811 Applicant's Opinion: $204,534
Appeal Type: Personal Property,
Roll Type: Escape 2000

B. **Application 2002-2056**
Applicant: Cousins/Myers Second Street Partners, LLC
Parcel: 2002900378
Property Address:101 Second Street, #300
Current Assessment: $1,304,755 Applicant's Opinion: $228,850

DATE POSTED
DEC 3 0 2003
Assessment Appeals Board

Appeal Type: Personal Property,
Roll Type: Escape 2001

C. **Application 2002-2057**
Applicant: Cousins/Myers Second Street Partners, LLC
Parcel: 2002990222
Property Address: 101 Second Street, #300
Current Assessment: $1,209,872 Applicant's Opinion: $184,085
Appeal Type: Personal Property,
Roll Type: Escape 2002

3) Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4) Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5) Adjournment.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE - Government's duty is to serve the public, reaching its decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. The Sunshine Ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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ACCESSIBILITY – The hearing room is wheelchair accessible.

Agenda* / Notice of Assessment Appeals Board

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1/8/04

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Thursday, January 08, 2004 To Thursday, January 08, 2004

9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1591
APPLICANT:	MONTGOMERY BUILDING, INC.
PARCEL NO.:	0208 026
PARCEL ADDRESS:	0601 0000 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$89,358,712.00
APPLICANT'S OPINION:	$71,488,796.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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DATE POSTED
DEC 30 2003
Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, January 08, 2004 To Thursday, January 08, 2004
9:30 AM (ALL DAY)

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

SF
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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

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In the meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco, Thursday, January 8, 2004 at 9:40 a.m.

Present: Diane Robinson, Alec Lambie, and David Wilbur

Quorum present

Chairperson: Alec Lambie, Presiding

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain actions, as specified under this date, on the original of the respective applications(s):

Appeal No.	Name	Disposition
2002-1591	Montgomery Building, Inc.	A.V.Lowered (Assessor)

There being no further business, the Board, at the hour of 11:30 a.m., recessed to reconvene Friday, January 9, 2004 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, January 28, 2004

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco CA., 94102-4697

Agenda

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NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS **BOARD No. 1** HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL

THURSDAY, JANUARY 8, 2004
1:30 PM

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each member of the public will be allotted the same number of minutes to speak to the Board. The Board may limit the total testimony to 30 minutes.

1) Public Comment on any agenda item.

2) **Closed Session to review and discuss with legal counsel and deliberate valuation regarding the following application** (pursuant to Revenue and Taxation Code Section 1605.4):

DATE POSTED
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Assessment Appeals Board

3) APPLICATION: 2002-0206
APPLICANT: CEP SECOND STREET INVESTORS, LLC
PARCEL NO.: 3749 062
PARCEL 0353 0000 02ND ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $219,524,400.00 APPLICANT'S OPION VALUE $100,000,000.00
TAXABLE YEAR: 2002
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

4) Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

5) Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

6) Adjournment.

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ACCESSIBILITY – The hearing room is wheelchair accessible.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda

NOTICE OF CLOSED MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD NO. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL

FRIDAY, JANUARY 9, 2004
9:00 A.M.

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1) Public Comment

2) **CLOSED SESSION** (Pursuant to Revenue and Taxation Code Section 1605.4) for the Board to consider the applicant's request to withdraw its application after both parties presented evidence and testimony during the evidentiary hearing, and the Board having taken the appeal under submission.

APPLICATION: 2001-0233
APPLICANT: 300 SPEAR STREET, LLC
PARCEL NO.: 3745 001
PARCEL ADDRESS: 300 SPEAR STREET
TOPIC: Base Year / Change in Ownership
CURRENT ASSESSMENT: $25,000,000
APPLICANT'S REVISED OPINION: $12,000,000
TAXABLE YEAR: 2001
APPEAL TYPE: Real Property
ROLL TYPE: Base Year Appeal

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3) Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4) Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5) Adjournment.

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

Agenda* / Notice of Assessment Appeals Board

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SF
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1/12/04

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Monday, January 12, 2004 To Tuesday, January 13, 2004

9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	1999-0458
APPLICANT:	555 CALIFORNIA ST.PARTNERS, TRUSTEE C/O THE SHORENSTEIN
PARCEL NO.:	0259 027
PARCEL ADDRESS:	0000 0000 ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$39,800,000.00
APPLICANT'S OPINION:	$39,000,000.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	1999-0459
APPLICANT:	555 CALIFORNIA ST. PARTNERS, TRUSTEE C/O THE SHORENSTEI
PARCEL NO.:	0259 028
PARCEL ADDRESS:	0345 0000 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$27,765,000.00
APPLICANT'S OPINION:	$18,000,000.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	1999-0460
APPLICANT:	555 CALIFORNIA STPARTNERS, TRUSTEE C/O THE SHORENSTEIN
PARCEL NO.:	0259 029
PARCEL ADDRESS:	0315 0000 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$57,000,000.00
APPLICANT'S OPINION:	$46,000,000.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	1999-0461
APPLICANT:	555 CALIFORNIA STPARTNERS, TRUSTEE C/O THE SHORENSTEIN
PARCEL NO.:	0259 026
PARCEL ADDRESS:	0555 0000 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$645,145,730.00
APPLICANT'S OPINION:	$500,000,000.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2000-0508
APPLICANT:	555 CALIFORNIA ST. PARTNERS, TRUSTEE C/O THE SHORENSTEI
PARCEL NO.:	0259 026
PARCEL ADDRESS:	0555 0000 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$658,928,500.00
APPLICANT'S OPINION:	$500,876,868.00
TAXABLE YEAR:	2000
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2000-0509
APPLICANT:	555 CALIFORNIA ST. PARTNERS, TRUSTEE C/O THE SHORENSTEI
PARCEL NO.:	0259 027
PARCEL ADDRESS:	0000 0000 ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$80,502,380.00
APPLICANT'S OPINION:	$39,000,000.00
TAXABLE YEAR:	2000
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2000-0510
APPLICANT:	555 CALIFORNIA ST. PARTNERS, TRUSTEE C/O THE SHORENSTEI
PARCEL NO.:	0259 028
PARCEL ADDRESS:	0345 0000 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$51,828,343.00
APPLICANT'S OPINION:	$30,000,000.00
TAXABLE YEAR:	2000
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0933
APPLICANT:	555 CALIFORNIA STREET, LLC c/o SHORENSTEIN REALTY SERVIC
PARCEL NO.:	0259 029
PARCEL ADDRESS:	0315 0000 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$67,402,759.00
APPLICANT'S OPINION:	$46,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0934
APPLICANT:	555 CALIFORNIA STREET, LLC c/o SHORENSTEIN REALTY SERVIC
PARCEL NO.:	0259 028
PARCEL ADDRESS:	0345 0000 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$53,922,206.00
APPLICANT'S OPINION:	$29,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0935
APPLICANT:	555 CALIFORNIA STREET, LLC c/o SHORENSTEIN REALTY SERVIC
PARCEL NO.:	0259 026
PARCEL ADDRESS:	0555 0000 CALIFORNIA ST,
TOPIC:	
CURRENT ASSESSMENT:	$685,771,013.00
APPLICANT'S OPINION:	$355,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0936
APPLICANT:	555 CALIFORNIA STREET, LLC c/o SHORENSTEIN REALTY SERVIC
PARCEL NO.:	0259 027
PARCEL ADDRESS:	0000 0000 ,
TOPIC:	
CURRENT ASSESSMENT:	$83,754,674.00
APPLICANT'S OPINION:	$45,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

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JAN 23 2004

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In the meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco, Monday, January 12, 2004 at 9:37 a.m.

Present: Alec Lambie, Diane Robinson and Thomas Ramm

Quorum present

Chairperson: Alec Lambie, Presiding

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain actions, as specified under this date, on the original of the respective applications(s):

Appeal No.	Name	Disposition
1999-0458	555 California Street, LLC	Withdrawn
1999-0459	555 California Street, LLC	Withdrawn
1999-0460	555 California Street, LLC	Withdrawn
1999-0461	555 California Street, LLC	Withdrawn
2000-0508	555 California Street, LLC	Withdrawn
2000-0509	555 California Street, LLC	Withdrawn
2000-0510	555 California Street, LLC	Withdrawn
2002-0933	555 California Street, LLC	Postponed to 1/22/04
2002-0934	555 California Street, LLC	Postponed to 1/22/04
2002-0935	555 California Street, LLC	Postponed to 1/22/04
2002-0936	555 California Street, LLC	Postponed to 1/22/40

There being no further business, the Board, at the hour of 9:55 a.m., recessed to reconvene Tuesday, January 13, 2004 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on January 13, 2004

Agenda* / Notice of Assessment Appeals Board

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SF
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1/13/04

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Tuesday, January 13, 2004 To Tuesday, January 13, 2004

1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2001-0231
APPLICANT:	HARRISON 160, LLC
PARCEL NO.:	3745 008
PARCEL ADDRESS:	0160 0000 HARRISON ST,
TOPIC:	Base Year / New Construction
CURRENT ASSESSMENT:	$94,440,000.00
APPLICANT'S OPINION:	$38,360,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco, Tuesday, January 13, 2004 at 1:48 p.m.

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Present: Diane Robinson, Gordon Huseby and Hayes Miles

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, and having heard testimony from Mr. Wing Lau, Chief Building Inspector for the San Francisco Department of Building Inspection, the Board took certain actions, as specified under this date, on the original of the respective applications(s):

Appeal No.	Name	Disposition
2001-0231	Harrison 160, LLC	Submitted

There being no further business, the Board, at the hour of 3:27 p.m., recessed to reconvene Wednesday, January 14, 2004 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, January 14, 2004

Phone (415) 554-6778
FAX (415) 554-6775
TDD (415) 554-5227
E-MAIL: AAB@ci.sf.ca.us

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

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Agenda

NOTICE OF CLOSED MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD NO. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
TUESDAY, JANUARY 13, 2004
1:00 P.M.

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1) Public Comment

2) **CLOSED SESSION** (Pursuant to Revenue and Taxation Code Section 1605.4) (A) Discussion and possible action regarding the applicant's request to withdraw the below application after the Board has taken it under submission; and (B) Discussion and possible action regarding the valuation and findings of fact for the below application.

APPLICATION: 2001-0233
APPLICANT: 300 SPEAR STREET, LLC
PARCEL NO.: 3745 001
PARCEL ADDRESS: 300 SPEAR STREET
TOPIC: Base Year / Change in Ownership
CURRENT ASSESSMENT: $25,000,000
APPLICANT'S REVISED OPINION: $12,000,000
TAXABLE YEAR: 2001
APPEAL TYPE: Real Property
ROLL TYPE: Base Year Appeal

3) Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4) Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5) Adjournment.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco, Tuesday, January 13, 2004 at 1:00 p.m.

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Present: Peter Fatooh, Hayes Miles and Diane Robinson

Quorum present

Chairperson: Peter Fatooh, Presiding

The Board opened its meeting at 1:02 p.m. in open session for public comment. There was no public comment given, so at the hour of 1:05, the Board went into closed session to consider the taxpayers request to withdraw the below application, and to discuss and take possible action on the valuation and findings of fact for the below listed application(s) affecting the assessment roll.

At the hour of 1:40 p.m. the Board reconvened in open session and took action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2001-0233	300 Spear Street, LLC	(1) Taxpayer request to withdraw the application is denied; (2) Application for changed assessment is denied.

There being no further business, the Board, at the hour of 1:45 p.m., recessed to reconvene immediately following this closed meeting for proceedings on different matter(s) scheduled before the Board.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, January 14, 2004

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, January 14, 2004 To Wednesday, January 14, 2004
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2001-0564
APPLICANT:	GAP - BANANA REPUBLIC
PARCEL NO.:	2001201910
PARCEL ADDRESS:	00000256 00000000 GRANT AVE, 0000
TOPIC:	
CURRENT ASSESSMENT:	$24,615,986.00
APPLICANT'S OPINION:	$1,220,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2001-0796
APPLICANT:	GAP- BANANA REPUBLIC
PARCEL NO.:	2001201908
PARCEL ADDRESS:	00000002 00000000 HARRISON ST, 0200
TOPIC:	
CURRENT ASSESSMENT:	$13,005,895.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2001-0799
APPLICANT:	GAP- BANANA REPUBLIC
PARCEL NO.:	2001201909
PARCEL ADDRESS:	00000001 00000000 HARRISON ST, 0100
TOPIC:	
CURRENT ASSESSMENT:	$15,389,652.00
APPLICANT'S OPINION:	$2,900,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1225
APPLICANT:	GAP - BANANA REPUBLIC
PARCEL NO.:	2002201224
PARCEL ADDRESS:	00000001 00000000 HARRISON ST, 0300
TOPIC:	
CURRENT ASSESSMENT:	$11,503,617.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1226
APPLICANT:	GAP - BANANA REPUBLIC
PARCEL NO.:	2002201962
PARCEL ADDRESS:	00000256 00000000 GRANT AVE, 0000
TOPIC:	
CURRENT ASSESSMENT:	$20,020,266.00
APPLICANT'S OPINION:	$9,500,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1233
APPLICANT:	GAP - BANANA REPUBLIC
PARCEL NO.:	2002201961
PARCEL ADDRESS:	00000002 00000000 HARRISON ST, 0200
TOPIC:	
CURRENT ASSESSMENT:	$10,821,816.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1325
APPLICANT:	GAP- BANANA REPUBLIC
PARCEL NO.:	2002207474
PARCEL ADDRESS:	00000300 00000000 CALIFORNIA ST,
TOPIC:	
CURRENT ASSESSMENT:	$2,075,317.00
APPLICANT'S OPINION:	$950,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1326
APPLICANT:	GAP- BANANA REPUBLIC
PARCEL NO.:	2002206310
PARCEL ADDRESS:	00000345 00000000 SPEAR ST, 0400
TOPIC:	
CURRENT ASSESSMENT:	$12,622,299.00
APPLICANT'S OPINION:	$6,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1327
APPLICANT:	GAP- BANANA REPUBLIC
PARCEL NO.:	2002201225
PARCEL ADDRESS:	00000890 00000000 MARKET ST, 0000
TOPIC:	
CURRENT ASSESSMENT:	$5,053,773.00
APPLICANT'S OPINION:	$2,250,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1328
APPLICANT:	GAP- BANANA REPUBLIC
PARCEL NO.:	3769 002A
PARCEL ADDRESS:	0001 0000 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$45,881,640.00
APPLICANT'S OPINION:	$23,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1409
APPLICANT:	350 BUSH STREET, LLC c/o SHORENSTEIN REALTY SERVICES
PARCEL NO.:	0269 002
PARCEL ADDRESS:	0334 0000 BUSH ST,
TOPIC:	
CURRENT ASSESSMENT:	$654,209.00
APPLICANT'S OPINION:	$590,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1410
APPLICANT:	350 BUSH STREET, LLC c/o SHORENSTEIN REALTY SERVICES
PARCEL NO.:	0269 002A
PARCEL ADDRESS:	0344 0000 BUSH ST,
TOPIC:	
CURRENT ASSESSMENT:	$655,166.00
APPLICANT'S OPINION:	$590,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1411
APPLICANT:	350 BUSH STREET, LLC c/o SHORENSTEIN REALTY SERVICES
PARCEL NO.:	0269 003
PARCEL ADDRESS:	0350 0000 BUSH ST,
TOPIC:	
CURRENT ASSESSMENT:	$1,404,426.00
APPLICANT'S OPINION:	$1,180,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

15) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1412
APPLICANT:	350 BUSH STREET, LLC c/o SHORENSTEIN REALTY SERVICES
PARCEL NO.:	0269 025
PARCEL ADDRESS:	0447 0000 PINE ST,
TOPIC:	
CURRENT ASSESSMENT:	$2,319,844.00
APPLICANT'S OPINION:	$390,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

16) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1413
APPLICANT:	350 BUSH STREET, LLC c/o SHORENSTEIN REALTY SERVICES
PARCEL NO.:	0269 026
PARCEL ADDRESS:	0445 0000 PINE ST,
TOPIC:	
CURRENT ASSESSMENT:	$858,323.00
APPLICANT'S OPINION:	$390,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

17) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1414
APPLICANT:	TEMPLE HOTEL, LLC c/o SHORENSTEIN REALTY SERVICES
PARCEL NO.:	0269 022
PARCEL ADDRESS:	0469 0000 PINE ST,
TOPIC:	
CURRENT ASSESSMENT:	$1,352,896.00
APPLICANT'S OPINION:	$790,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

18) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1415
APPLICANT:	350 BUSH STREET, LLC c/o SHORENSTEIN REALTY SERVICES
PARCEL NO.:	0269 024
PARCEL ADDRESS:	0453 0000 PINE ST,
TOPIC:	
CURRENT ASSESSMENT:	$2,184,840.00
APPLICANT'S OPINION:	$395,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

19) Hearing, discussion, and possible action involving:

APPLICATION:	2002-2220
APPLICANT:	SKS RHODE ISLAND LLC
PARCEL NO.:	3957 001
PARCEL ADDRESS:	1950 0000 17TH ST,
TOPIC:	Calamity
CURRENT ASSESSMENT:	$45,160,969.00
APPLICANT'S OPINION:	$30,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, January 14, 2004 To Wednesday, January 14, 2004
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2001-0312
APPLICANT:	TOY, WILFRED
PARCEL NO.:	0155 035
PARCEL ADDRESS:	1630 1634 HYDE ST,
TOPIC:	
CURRENT ASSESSMENT:	$780,300.00
APPLICANT'S OPINION:	$114,334.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2001-1217
APPLICANT:	TOY, WILFRED
PARCEL NO.:	0155 035
PARCEL ADDRESS:	1630 1634 HYDE ST,
TOPIC:	Base Year / Change in Ownership
CURRENT ASSESSMENT:	$750,000.00
APPLICANT'S OPINION:	$114,334.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1304
APPLICANT:	MARKET & SECOND, INC.
PARCEL NO.:	3708 059
PARCEL ADDRESS:	0595 0000 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$55,124,481.00
APPLICANT'S OPINION:	$18,034,826.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1305
APPLICANT:	MARKET & SECOND, INC.
PARCEL NO.:	3708 043
PARCEL ADDRESS:	0595 0000 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$19,844,810.00
APPLICANT'S OPINION:	$7,393,164.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1393
APPLICANT:	TOY, WILFRED
PARCEL NO.:	0155 035
PARCEL ADDRESS:	1630 1634 HYDE ST,
TOPIC:	
CURRENT ASSESSMENT:	$780,300.00
APPLICANT'S OPINION:	$116,628.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco, Wednesday, January 14, 2004 at 9:30 a.m.

DOCUMENTS DEPT.

JAN 23 2004

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Present: Diane Robinson, Carol Ruth Silver, and Gordon Huseby

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain actions, as specified under this date, on the original of the respective applications(s):

Appeal No.	Name	Disposition
2002-2220	SKS Rhode Island LLC	A.V.Lowered (Assessor)

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years having failed to appear for hearing as scheduled, the Board took certain actions, as specified under this date, on the original of the respective application(s):

Appeal No.	Name	Disposition
2001-0564	Gap-Banana Republic	Postponed
2001-0796	Gap-Banana Republic	Postponed
2001-0799	Gap-Banana Republic	Postponed
2002-1225	Gap-Banana Republic	Postponed
2002-1226	Gap-Banana Republic	Postponed
2002-1233	Gap-Banana Republic	Postponed
2002-1325	Gap-Banana Republic	Postponed
2002-1326	Gap-Banana Republic	Postponed
2002-1327	Gap-Banana Republic	Postponed
2002-1328	Gap-Banana Republic	Postponed
2002-1409	350 Bush Street, LLC	Postponed
2002-1410	350 Bush Street, LLC	Postponed
2002-1411	350 Bush Street, LLC	Postponed
2002-1412	350 Bush Street, LLC	Postponed
2002-1413	350 Bush Street, LLC	Postponed

2002-1414	Temple Hotel, LLC	Postponed
2002-1415	350 Bush Street, LLC	Postponed

RECESS

There being no further business, the Board, at the hour of 11:15 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:40 p.m.

Present: Gordon Huseby, Peter Fatooh, and Diane Robinson

Quorum present

Chairperson: Peter Fatooh, Presiding

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain actions, as specified under this date, on the original of the respective applications(s):

Appeal No.	Name	Disposition
2001-0312	Wilfred Toy	Continued
2001-1217	Wilfred Toy	Continued
2002-1393	Wilfred Toy	Continued

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years having failed to appear for hearing as scheduled, the Board took certain actions, as specified under this date, on the original of the respective application(s):

Appeal No.	Name	Disposition
2002-1304	Market & Second, Inc.	Postponed
2002-1305	Market & Second, Inc.	Postponed

There being no further business, the Board, at the hour of 2:30 p.m., recessed to reconvene Thursday, January 15, 2004 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, January 15, 2004

Agenda* / Notice of Assessment Appeals Board

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each member of the public will be allotted the same number of minutes to speak to the Board. The Board may limit the total testimony to 30 minutes.

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, January 15, 2004 To Thursday, January 15, 2004
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0347
APPLICANT:	22 BATTERY ASSOCIATES, LLC
PARCEL NO.:	0266 006
PARCEL ADDRESS:	0022 0000 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,267,831.00
APPLICANT'S OPINION:	$6,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0352
APPLICANT:	98 BATTERY ASSOCIATES, LLC
PARCEL NO.:	0266 008
PARCEL ADDRESS:	0098 0000 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,837,297.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0641
APPLICANT:	HONORWAY INVESTMENT CORP.
PARCEL NO.:	0265 005
PARCEL ADDRESS:	0388 0000 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$58,978,291.00
APPLICANT'S OPINION:	$22,509,237.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0642
APPLICANT:	HONORWAY INVESTMENT CORP.
PARCEL NO.:	0265 004
PARCEL ADDRESS:	0388 0000 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,550,396.00
APPLICANT'S OPINION:	$4,458,359.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0643
APPLICANT:	HONORWAY INVESTMENT CORP.
PARCEL NO.:	0265 003
PARCEL ADDRESS:	0388 0000 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,192,234.00
APPLICANT'S OPINION:	$538,194.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, January 15, 2004 To Thursday, January 15, 2004
9:30 AM (ALL DAY)

7) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1173
APPLICANT:	CW HOTEL VENTURE, LP
PARCEL NO.:	0284 006
PARCEL ADDRESS:	0524 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,534,977.00
APPLICANT'S OPINION:	$6,500,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Lobbyist Registration and Reporting Requirements

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing

Room 406, City Hall

Thursday, January 15, 2004 To Thursday, January 15, 2004

1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0775
APPLICANT:	RHV FRANCISCO, LLC
PARCEL NO.:	0056 006
PARCEL ADDRESS:	1789 0000 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$34,021,080.00
APPLICANT'S OPINION:	$25,404,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1063
APPLICANT:	UNITED COMMERCIAL BANK
PARCEL NO.:	0743 203
PARCEL ADDRESS:	0721 0000 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$21,603,475.00
APPLICANT'S OPINION:	$15,153,233.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, January 15, 2004 To Thursday, January 15, 2004
1:30 PM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1446
APPLICANT:	TRANSAMERICA REALTY SERVICES, INC.
PARCEL NO.:	3768 016
PARCEL ADDRESS:	0002 0000 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,253,480.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco, Thursday, January 15, 2004 at 9:40 a.m.

Present: Thomas Ramm, Diane Robinson, and Gordon Huseby

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Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain actions, as specified under this date, on the original of the respective applications(s):

Appeal No.	Name	Disposition
2002-0352	98 Battery Associates, LLC	A.V.Lowered (Assessor)
2002-1173	CW Hotel Venture, LP	A.V.Lowered (Assessor)

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years having failed to appear for hearing as scheduled, the Board took certain actions, as specified under this date, on the original of the respective application(s):

Appeal No.	Name	Disposition
2002-0347	22 Battery Associates, LLC	Withdrawn
2002-0641	Honorway Investment Corp.	Postponed
2002-0641	Honorway Investment Corp.	Postponed
2002-0641	Honorway Investment Corp.	Postponed

RECESS

There being no further business, the Board, at the hour of 11:30 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:35 p.m.

Present: Thomas Ramm, Diane Robinson, and Gordon Huseby

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain actions, as specified under this date, on the original of the respective applications(s):

Appeal No.	Name	Disposition
2002-1446	Transamerica Realty Services	A.V.Lowered (Assessor)

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years having failed to appear for hearing as scheduled, the Board took certain actions, as specified under this date, on the original of the respective application(s):

Appeal No.	Name	Disposition
2002-0775	RHV Francisco, LLC	Postponed
2002-1063	United Commercial Bank	Postponed

There being no further business, the Board, at the hour of 2:10 p.m., recessed to reconvene Tuesday, January 21, 2004 at 10:00 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on January 16, 2004

Phone (415) 554-6778
FAX (415) 554-6775
TDD (415) 554-5227
E-MAIL: AAB@ci.sf.ca.us

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD NO. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
FRIDAY, JANUARY 16, 2004
9:30 A.M.

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1) Public Comment

2) **CLOSED SESSION** (Pursuant to Revenue and Taxation Code Section 1605.4) to deliberate and take possible action on the below listed application(s):

APPLICATION: 2001-0231
APPLICANT: HARRISON 160, LLC
PARCEL NO.: 3745 008
PARCEL ADDRESS: 160 HARRISON STREET
TOPIC: New Construction
ASSESSOR'S REVISED RECOMMENDATION OF VALUE: $68,160,000
APPLICANT'S REVISED OPINION: $38,360,000
TAXABLE YEAR: 2001
APPEAL TYPE: Real Property
ROLL TYPE: Regular

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3) Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4) Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5) Adjournment.

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco, Friday, January 16, 2004 at 9:40 a.m.

Present: Diane Robinson, Gordon Huseby, and Hayes Miles

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Quorum present

Chairperson: Diane Robinson, Presiding

The Board commenced its meeting at 9:40 a.m. in open session for public comment. There was no public comment given, so at the hour of 9:43, the Board went into closed session to deliberate and take possible action on the below listed application(s) affecting the assessment roll.

At the hour of 10:00 a.m. the Board reconvened in open session and took action, as specified under this date, on the original of the respective applications:

Appeal No.	**Name**	**Disposition**
2001-0231	Harrison 160, LLC	A.V. Lowered (Board) by a 2-1 vote, with member Huseby dissenting.

There being no further business, the Board, at the hour of 10:05 a.m., recessed to reconvene Wednesday, January 21, 2004 at 10:00 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, January 21, 2004

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing

Room 406, City Hall

Wednesday, January 21, 2004 To Wednesday, January 21, 2004

9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2001-0382
APPLICANT:	CAPSTAR SAN FRANCISCO CO LLC
PARCEL NO.:	0020 001
PARCEL ADDRESS:	0211 BEACH ST,
TOPIC:	
CURRENT ASSESSMENT:	$139,989,463.00
APPLICANT'S OPINION:	$13,998,947.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0412
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 030
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #101
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$254,592.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0413
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 031
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #102
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$243,984.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0414
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 032
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #103
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$254,592.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0415
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 033
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #104
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$262,548.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0416
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 034
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #105
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$281,112.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0417
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 035
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #106
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$281,112.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0418
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 036
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #107
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$281,112.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0419
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 037
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #108
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$217,464.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0420
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 038
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #109
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$217,464.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0421
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 039
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #110
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$281,112.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0422
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 040
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #111
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$281,112.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0423
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 041
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #112
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$281,112.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0424
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 042
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #113
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$281,112.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0425
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 043
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #114
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$281,112.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0426
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 044
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #115
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$185,640.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0427
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 045
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #116
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$281,112.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0428
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 046
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #117
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$278,460.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

20) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0429
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 047
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #118
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$220,116.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0430
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 048
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #119
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$259,896.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0431
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 049
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #120
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$251,940.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

23) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0432
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 050
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #121
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$246,636.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

24) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0433
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 051
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #122
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$243,984.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, January 21, 2004 To Wednesday, January 21, 2004
9:30 AM (ALL DAY)

25) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0434
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 052
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #123
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$249,288.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

26) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0435
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 053
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #124
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$257,244.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

27) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0436
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 054
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #125
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$259,896.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

28) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0437
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 055
PARCEL ADDRESS:	0175 0000 BLUXOME ST, 126
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$209,508.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

29) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0438
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 056
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #127
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$259,896.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

30) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0439
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 057
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #128
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$257,244.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

31) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0440
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 058
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #129
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$249,288.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

32) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0441
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 059
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #130
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$249,288.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

33) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0442
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 060
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #131
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$233,376.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

34) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0443
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 061
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #132
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$246,636.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

35) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0444
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 062
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #133
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,028.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

36) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0445
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 063
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #134
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$188,292.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

37) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0446
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 064
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #201
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$286,416.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

38) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0447
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 065
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #202
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$283,764.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

39) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0448
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 066
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #203
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$283,764.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

40) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0449
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 067
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #204
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$283,764.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

41) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0450
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 068
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #205
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$283,764.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

42) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0451
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 069
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #206
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$283,764.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

43) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0452
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 070
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #207
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$283,764.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

44) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0453
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 071
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #208
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$283,764.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

45) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0454
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 072
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #209
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$283,764.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

46) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0455
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 073
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #210
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$283,764.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

47) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0456
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 074
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #211
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$283,764.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

48) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0457
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 075
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #212
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$283,764.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

49) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0458
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 076
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #213
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$283,764.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

50) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0459
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 077
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #214
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$283,764.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

51) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0460
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 078
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #215
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$283,764.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

52) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0461
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 079
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #216
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$283,764.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

53) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0462
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 080
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #217
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$283,764.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

54) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0463
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 081
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #218
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$212,160.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION SUPPLEMENTAL

55) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0464
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 082
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #219
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$265,200.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

56) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0465
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 083
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #220
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,028.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

57) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0466
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 084
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #221
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$230,724.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

58) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0467
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 085
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #222
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$233,376.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

59) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0468
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 086
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #223
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,028.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

60) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0469
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 087
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #224
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$265,200.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

61) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0470
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 088
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #225
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$265,200.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

62) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0471
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 089
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #226
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$214,812.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

63) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0472
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 090
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #227
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$214,812.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

64) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0473
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 091
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #228
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$265,200.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

65) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0474
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 092
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #229
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$265,200.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

66) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0475
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 093
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #230
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,028.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

67) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0476
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 094
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #231
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$233,376.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

68) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0477
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 095
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #232
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$228,072.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

69) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0478
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 096
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #233
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,028.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

70) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0479
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 097
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #234
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$262,548.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

71) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0480
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 098
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #235
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$212,160.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

72) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0481
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 099
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #301
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$286,416.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

73) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0482
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 100
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #302
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$283,764.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

74) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0483
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 101
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #303
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$283,764.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

75) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0484
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 102
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #304
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$286,416.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

76) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0485
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 103
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #305
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$283,764.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

77) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0486
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 104
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #306
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$286,416.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

78) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0487
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 105
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #307
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$283,764.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

79) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0488
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 106
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #308
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$286,416.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

80) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0489
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 107
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #309
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$286,416.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

81) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0490
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 108
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #310
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$283,764.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

82) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0491
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 109
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #311
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$286,416.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

83) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0492
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 110
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #312
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$283,764.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

84) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0493
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 111
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #313
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$286,416.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

85) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0494
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 112
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #314
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$283,764.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

86) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0495
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 113
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #315
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$286,416.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

87) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0496
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 114
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #316
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$283,764.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

88) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0497
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 115
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #317
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$286,416.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

89) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0498
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 116
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #318
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$238,680.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

90) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0499
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 117
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #319
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$267,852.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

91) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0500
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 118
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #320
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$228,072.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

92) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0501
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 119
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #321
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$241,332.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

93) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0502
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 120
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #322
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$243,984.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

94) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0503
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 121
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #323
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$228,072.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

95) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0504
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 122
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #324
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$267,852.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

96) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0505
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 123
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #325
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$273,156.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

97) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0506
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 124
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #326
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$273,156.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

98) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0507
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 125
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #327
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$267,852.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

99) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0508
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 126
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #328
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$228,072.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, January 21, 2004 To Wednesday, January 21, 2004
9:30 AM (ALL DAY)

100 Hearing, discussion, and possible action involving:

APPLICATION:	2002-0509
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 127
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #329
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$243,984.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

101 Hearing, discussion, and possible action involving:

APPLICATION:	2002-0510
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 128
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #330
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,028.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

102 Hearing, discussion, and possible action involving:

APPLICATION:	2002-0511
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 129
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #331
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$230,724.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

103 Hearing, discussion, and possible action involving:

APPLICATION:	2002-0512
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 130
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #332
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$265,200.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

104 Hearing, discussion, and possible action involving:

APPLICATION:	2002-0513
APPLICANT:	175 BLUXOME LLC
PARCEL NO.:	3785 131
PARCEL ADDRESS:	0175 0000 BLUXOME ST, #333
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,028.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

105 Hearing, discussion, and possible action involving:

APPLICATION:	2002-1418
APPLICANT:	CAPSTAR SAN FRANCISCO CO LLC
PARCEL NO.:	0020 001
PARCEL ADDRESS:	0211 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$90,793,260.00
APPLICANT'S OPINION:	$59,994,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall by mail to Administrator, Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 409, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at Donna_Hall@ci.sf.ca.us.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from Ms. Hall or by printing Chapter 67 of the San Francisco Administrative Code on the Internet, at http://www.ci.sf.ca.us/bdsupvrs/sunshine.htm

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

DISABILITY ACCESS – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

Phone (415) 554-6778
FAX (415) 554-6775
TDD (415) 554-5227
E-MAIL: AAB@ci.sf.ca.us

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco CA., 94102-4697

DOCUMENTS DEPT.

JAN 14 2004

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NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS **BOARD No. 1** HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL

WEDNESDAY, JANUARY 21, 2004
1:30 PM

Under the California Constitution and applicable statutes, hearings of Assessment Appeals Boards are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation Code and of the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each member of the public will be allotted the same number of minutes to speak to the Board. The Board may limit the total testimony to 30 minutes.

1) Public Comment on any agenda item.

2) **CLOSED SESSION** (Pursuant to Revenue and Taxation Code Section 1605.4)

Review, Discuss, and take possible action on (A) whether or not the following application was timely filed and (B) Deliberate the valuation.

APPLICATION: 2002-1720
APPLICANT: BANK OF AMERICA
PARCEL NO.: 0330 005
PARCEL ADDRESS: 0001 POWELL ST,
TOPIC: Base Year / Change in Ownership
CURRENT ASSESSMENT: $21,700,000.00.APPLICANT'S OPINION: $9,000,000
TAXABLE YEAR: 1998
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

DATE POSTED
JAN 13 2004
Assessment Appeals Board

3) Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4) Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5) Adjournment.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE - Government's duty is to serve the public, reaching its decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. The Sunshine Ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco, Wednesday, January 21, 2004 at 10:30 a.m.

DOCUMENTS DEPT.

FEB - 4 2004

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Present: Alec Lambie, Peter Fatooh, and Carol Ruth Silver

Quorum present

Chairperson: Peter Fatooh, Presiding

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain actions, as specified under this date, on the original of the respective applications(s):

Appeal No.	Name	Disposition
2002-0412	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0413	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0414	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0415	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0416	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0417	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0418	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0419	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0420	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0421	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0422	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0423	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0424	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0425	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0426	175 Bluxome LLC	A.V.Increased (Assessor)
2002-0427	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0428	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0429	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0430	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0431	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0432	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0433	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0434	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0435	175 Bluxome LLC	A.V.Lowered (Assessor)

2002-0436	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0437	175 Bluxome LLC	A.V.Increased (Assessor)
2002-0438	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0439	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0440	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0441	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0442	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0443	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0444	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0445	175 Bluxome LLC	A.V.Increased (Assessor)
2002-0446	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0447	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0448	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0449	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0450	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0451	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0452	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0453	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0454	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0455	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0456	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0457	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0458	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0459	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0460	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0461	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0462	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0463	175 Bluxome LLC	A.V.Increased (Assessor)
2002-0464	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0465	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0466	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0467	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0468	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0469	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0470	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0471	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0472	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0473	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0474	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0475	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0476	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0477	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0478	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0479	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0480	175 Bluxome LLC	A.V.Increased (Assessor)

2002-0481	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0482	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0483	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0484	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0485	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0486	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0487	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0488	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0489	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0490	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0491	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0492	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0493	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0494	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0495	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0496	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0497	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0498	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0499	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0500	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0501	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0502	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0503	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0504	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0505	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0506	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0507	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0508	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0509	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0510	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0511	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0512	175 Bluxome LLC	A.V.Lowered (Assessor)
2002-0513	175 Bluxome LLC	A.V.Lowered (Assessor)

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years having failed to appear for hearing as scheduled, the Board took certain actions, as specified under this date, on the original of the respective application(s):

Appeal No.	Name	Disposition
2001-0382	Capstar SF Co., LLC	Withdrawn
2002-1418	Capstar SF Co., LLC	Postponed

RECESS

There being no further business, the Board, at the hour of 11:15 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:30 p.m.

Present: Diane Robinson, Peter Fatooh, and Carol Ruth Silver

Quorum present

Chairperson: Peter Fatooh, Presiding

The Board opened its meeting at 1:30 p.m. in open session for public comment. There was no public comment given, so at the hour of 1:35, the Board went into closed session to review, discuss and deliberate the valuation of the below listed applications affecting the Assessment Roll.

At the hour of 2:25 p.m. the Board reconvened in open session and took action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2002-1720	Bank of America	A.V.Lowered (Board)

There being no further business, the Board, at the hour of 2:35 p.m., recessed to reconvene Thursday, January 22, 2004 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, January 26, 2004

Agenda* / Notice of Assessment Appeals Board

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each member of the public will be allotted the same number of minutes to speak to the Board. The Board may limit the total testimony to 30 minutes.

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, January 22, 2004 To Friday, January 23, 2004
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0631
APPLICANT:	GAP, INC. #142
PARCEL NO.:	2002201213
PARCEL ADDRESS:	00000100 00000000 POST ST, 0000
TOPIC:	
CURRENT ASSESSMENT:	$6,035,811.00
APPLICANT'S OPINION:	$2,300,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

DOCUMENTS DEPT.
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3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0632
APPLICANT:	GAP- BANANA REPUBLIC
PARCEL NO.:	2002207469
PARCEL ADDRESS:	00000250 00000000 THE EMBARCADERO ,
TOPIC:	
CURRENT ASSESSMENT:	$50,264,140.00
APPLICANT'S OPINION:	$6,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

DATE POSTED
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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0633
APPLICANT:	GAP- BANANA REPUBLIC
PARCEL NO.:	3741 035
PARCEL ADDRESS:	0002 0000 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$138,525,559.00
APPLICANT'S OPINION:	$67,500,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0933
APPLICANT:	555 CALIFORNIA STREET, LLC c/o SHORENSTEIN REALTY SERVIC
PARCEL NO.:	0259 029
PARCEL ADDRESS:	0315 0000 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$67,402,759.00
APPLICANT'S OPINION:	$46,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0933
APPLICANT:	555 CALIFORNIA STREET, LLC c/o SHORENSTEIN REALTY SERVIC
PARCEL NO.:	0259 029
PARCEL ADDRESS:	0315 0000 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$67,402,759.00
APPLICANT'S OPINION:	$46,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0934
APPLICANT:	555 CALIFORNIA STREET, LLC c/o SHORENSTEIN REALTY SERVIC
PARCEL NO.:	0259 028
PARCEL ADDRESS:	0345 0000 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$53,922,206.00
APPLICANT'S OPINION:	$29,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0934
APPLICANT:	555 CALIFORNIA STREET, LLC c/o SHORENSTEIN REALTY SERVIC
PARCEL NO.:	0259 028
PARCEL ADDRESS:	0345 0000 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$53,922,206.00
APPLICANT'S OPINION:	$29,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0935
APPLICANT:	555 CALIFORNIA STREET, LLC c/o SHORENSTEIN REALTY SERVIC
PARCEL NO.:	0259 026
PARCEL ADDRESS:	0555 0000 CALIFORNIA ST,
TOPIC:	
CURRENT ASSESSMENT:	$685,771,013.00
APPLICANT'S OPINION:	$355,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0935
APPLICANT:	555 CALIFORNIA STREET, LLC c/o SHORENSTEIN REALTY SERVIC
PARCEL NO.:	0259 026
PARCEL ADDRESS:	0555 0000 CALIFORNIA ST,
TOPIC:	
CURRENT ASSESSMENT:	$685,771,013.00
APPLICANT'S OPINION:	$355,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0936
APPLICANT:	555 CALIFORNIA STREET, LLC c/o SHORENSTEIN REALTY SERVIC
PARCEL NO.:	0259 027
PARCEL ADDRESS:	0000 0000 ,
TOPIC:	
CURRENT ASSESSMENT:	$83,754,674.00
APPLICANT'S OPINION:	$45,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0936
APPLICANT:	555 CALIFORNIA STREET, LLC c/o SHORENSTEIN REALTY SERVIC
PARCEL NO.:	0259 027
PARCEL ADDRESS:	0000 0000 ,
TOPIC:	
CURRENT ASSESSMENT:	$83,754,674.00
APPLICANT'S OPINION:	$45,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco, Thursday, January 22, 2004 at 9:36 a.m.

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Present: Alec Lambie, Diane Robinson and Thomas Ramm

Quorum present

Chairperson: Alec Lambie, Presiding

Deputy City Attorney: Marie Blits

Court Reporter

The Board heard public comment from Mark Norton, Margaret Broaden, Isabelle Wade, Dennis Kelly, and Supervisor Chris Daly. Following public comment, the Board heard testimony and received documents from the below listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for the years at issue, and took certain action, as specified under this date, on the original of the respective application(s):

Appeal No.	Name	Disposition
2002-0933	555 California Street, LLC	Continued
2002-0934	555 California Street, LLC	Continued
2002-0935	555 California Street, LLC	Continued
2002-0936	555 California Street, LLC	Continued

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took certain actions, as specified under this date, on the original of the respective application(s):

Appeal No.	Name	Disposition
2002-0631	Gap, Inc. #142	Postponed
2002-0632	Gap-Banana Republic	Postponed
2002-0633	Gap-Banana Republic	Postponed

RECESS

There being no further business, the Board, at the hour of 11:52 a.m., recessed to reconvene at 1:00 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:04 p.m.

Present: Alec Lambie, Diane Robinson and Thomas Ramm

Quorum present

Chairperson: Alec Lambie, Presiding

Deputy City Attorney: Marie Blits

Court Reporter

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years at issue being present and heard, the Board took certain actions, as specified under this date, on the original of the respective application(s):

Appeal No.	Name	Disposition
2002-0933	555 California Street, LLC	Continued
2002-0934	555 California Street, LLC	Continued
2002-0935	555 California Street, LLC	Continued
2002-0936	555 California Street, LLC	Continued

There being no further business, the Board, at the hour of 2:45 p.m., recessed to reconvene Friday, January 23, 2004 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, January 26, 2004

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco, Friday, January 23, 2004 at 9:42 a.m.

Present: Alec Lambie, Diane Robinson and Thomas Ramm

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Quorum present

Chairperson: Alec Lambie, Presiding

Deputy City Attorney: Marie Blits

Court Reporter

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for the year(s) at issue being present and heard, the Board held discussion with the parties regarding the taxpayer's request to close a portion of the hearing due to confidential trade secret information. Following this dialog, the Board rendered its' decision to approve closing a portion of the hearing for confidential trade secrets as it relates to the applicant's rent roll, vacancy rates, lease negotiations and lease terms.

At the hour of 10:15 the Board convened into closed session to hear testimony regarding confidential trade secret information from the applicant regarding applications 2002-0935 and 2002-0936.

At the hour of 11:56, the Board reconvened into open session, and took certain action, as specified under this date, on the original of the respective application(s):

Appeal No.	Name	Disposition
2002-0933	555 California Street, LLC	Postponed
2002-0934	555 California Street, LLC	Postponed
2002-0935	555 California Street, LLC	Continued to 2/3/04; 1:00
2002-0936	555 California Street, LLC	Continued to 2/3/04; 1:00

There being no further business, the Board, at the hour of 12:47 p.m., recessed to reconvene Monday, January 26, 2004 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator
Approved by the Board on Monday, January 26, 2004

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing

Room 406, City Hall

Monday, January 26, 2004 To Tuesday, January 27, 2004

9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2000-0559
APPLICANT:	HOST MARRIOTT CORP / SF MARRIOTT HOTEL 7F2
PARCEL NO.:	0257 012
PARCEL ADDRESS:	0600 0000 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$163,022,256.00
APPLICANT'S OPINION:	$122,000,000.00
TAXABLE YEAR:	2000
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2001-0674
APPLICANT:	HMH PROPERTIES, INC. / HOST MARRIOTT CORP.
PARCEL NO.:	0257 012
PARCEL ADDRESS:	0600 0000 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$166,655,737.00
APPLICANT'S OPINION:	$140,000,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
JAN 21 2004
Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, January 26, 2004 To Tuesday, January 27, 2004
9:30 AM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1197
APPLICANT:	HMH PROPERTIES, INC. / HOST MARRIOTT CORP.
PARCEL NO.:	0257 012
PARCEL ADDRESS:	0600 0000 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$170,155,557.00
APPLICANT'S OPINION:	$94,482,424.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco, Monday, January 26, 2004 at 9:30 a.m.

Present: Gordon Huseby, Alec Lambie, and Peter Fatooh

Quorum present

Chairperson: Peter Fatooh, Presiding

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The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain actions, as specified under this date, on the original of the respective applications(s):

Appeal No.	Name	Disposition
2001-0674	HMH Properties, Inc.(Host Marriot Corp)	Continued to 1:00 p.m
2002-1197	HMH Properties, Inc.(Host Marriot Corp)	Continued to 1:00 p.m

RECESS

There being no further business, the Board, at the hour of 11:35 a.m., recessed to reconvene at 1:00 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:00 p.m.

Present: Gordon Huseby, Alec Lambie, and Peter Fatooh

Quorum present

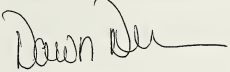
Chairperson: Peter Fatooh, Presiding

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain actions, as specified under this date, on the original of the respective applications(s):

Appeal No.	Name	Disposition
2001-0674	HMH Properties, Inc.(Host Marriot Corp)	Withdrawn
2002-1197	HMH Properties, Inc.(Host Marriot Corp)	A.V.Lowered (Assessor)

There being no further business, the Board, at the hour of 1:30 p.m., recessed to reconvene Wednesday, January 28, 2004 at 9:30 a.m.

Gloria L. Young
Clerk



Dawn Duran
Administrator

Approved by the Board on Wednesday, January 28, 2004

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing

Room 406, City Hall

Wednesday, January 28, 2004 To Wednesday, January 28, 2004

9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2000-0083
APPLICANT:	PYRAMID INVESTMENT CORPORATION
PARCEL NO.:	0207 037
PARCEL ADDRESS:	0505 0000 SANSOME ST,
TOPIC:	
CURRENT ASSESSMENT:	$60,455,000.00
APPLICANT'S OPINION:	$36,300,000.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2000-0162
APPLICANT:	PYRAMID INVESTMENT CORP.
PARCEL NO.:	0207 037
PARCEL ADDRESS:	0505 0000 SANSOME ST,
TOPIC:	
CURRENT ASSESSMENT:	$60,455,000.00
APPLICANT'S OPINION:	$36,300,000.00
TAXABLE YEAR:	2000
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
JAN 21 2004
Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, January 28, 2004 To Wednesday, January 28, 2004
9:30 AM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2001-0872
APPLICANT:	PYRAMID INVESTMENT CORP.
PARCEL NO.:	0207 037
PARCEL ADDRESS:	0505 0000 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$61,664,100.00
APPLICANT'S OPINION:	$34,000,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1447
APPLICANT:	PYRAMID INVESTMENT CORPORATION
PARCEL NO.:	0207 037
PARCEL ADDRESS:	0505 0000 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$62,897,382.00
APPLICANT'S OPINION:	$34,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1448
APPLICANT:	PYRAMID INVESTMENT CORPORATION
PARCEL NO.:	0207 035
PARCEL ADDRESS:	0545 0000 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,275,166.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, January 28, 2004 To Wednesday, January 28, 2004
9:30 AM (ALL DAY)

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco, Wednesday, January 28, 2004 at 9:30 a.m.

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Present: Diane Robinson, Gordon Huseby, and Peter Fatooh

Quorum present

Chairperson: Peter Fatooh, Presiding

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain actions, as specified under this date, on the original of the respective applications(s):

Appeal No.	Name	Disposition
2000-0083	Pyramid Investment Corp.	A.V.Lowered (Assessor)
2000-0162	Pyramid Investment Corp.	Withdrawn
2001-0872	Pyramid Investment Corp.	Withdrawn
2002-1447	Pyramid Investment Corp.	Continued
2002-1448	Pyramid Investment Corp.	Continued

There being no further business, the Board, at the hour of 12:15 p.m., recessed to reconvene Thursday, January 29, 2004 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on January 29, 2004

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing

Room 406, City Hall

Thursday, January 29, 2004 To Thursday, January 29, 2004

9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0861
APPLICANT:	EASTOPEN, INC.
PARCEL NO.:	3701 059
PARCEL ADDRESS:	1215 1231 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$43,681,817.00
APPLICANT'S OPINION:	$13,485,764.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco, Thursday, January 29, 2004 at 9:33 a.m.

Present: Peter Fatooh, Alec Lambie and Diane Robinson

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Quorum present

Chairperson: Peter Fatooh, Presiding

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain actions, as specified under this date, on the original of the respective application(s):

Appeal No.	Name	Disposition
2002-0861	Eastopen, Inc.	A.V.Lowered (Assessor) by 2-1 vote with member Fatooh dissenting

There being no further business, the Board, at the hour of 10:58 a.m., recessed to reconvene at 12:00 p.m.

RECONVENING OF THE BOARD

In the closed session meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco, Thursday, January 29, 2004 at 12:00 p.m.

Present: Diane Robinson, Gordon Huseby, and Peter Fatooh

Quorum present

Chairperson: Peter Fatooh, Presiding

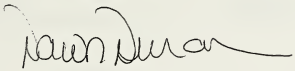
The Board convened its meeting in open session. There were no members of the public present so no public comment was heard. At the hour of 12:10 p.m., the Board convened into closed session to deliberate on the below listed application(s).

At the hour of 1:00 p.m., the Board reconvened in open session and took action on the following listed application(s) for change in the assessed valuation of property affecting the Assessment Roll for the year(s) at issue.

Appeal No.	Name	Disposition
2002-1447	Pyramid Investment Corporation	A.V.Lowered by the Board. The Board notes that the original assessed value enrolled by the assessor was $62,897,382; the assessor's recommendation of value presented at this hearing was $39,300,000; and the Board's final decision of value was $41,617,493

There being no further business, the Board, at the hour of 1:15 p.m., recessed to reconvene Friday, January 30, 2004 at 9:30 a.m.

Gloria L. Young
Clerk



Dawn Duran
Administrator

Approved by the Board on January 30, 2004

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco, Friday, January 30, 2004 at 9:33 a.m.

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Present: Peter Fatooh, Gordon Huseby and Diane Robinson

Quorum present

Chairperson: Peter Fatooh, Presiding

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain actions, as specified under this date, on the original of the respective application(s):

Appeal No.	Name	Disposition
2002-1448	Pyramid Investment Corp.	Continued

RECESS

There being no further business, the Board, at the hour of 11:30 a.m., recessed to reconvene at 1:00 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:04 p.m.

Present: Peter Fatooh, Gordon Huseby and Diane Robinson

Quorum present

Chairperson: Peter Fatooh, Presiding

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain actions, as specified under this date, on the original of the respective application(s):

Appeal No.	Name	Disposition
2002-1448	Pyramid Investment Corp.	Submitted

There being no further business, the Board, at the hour of 2:18 p.m., recessed to reconvene on Monday, February 2, 2004, at 9:00 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, February 3, 2004

Phone (415) 554-6778
FAX (415) 554-6775
TDD (415) 554-5227
E-MAIL: AAB@ci.sf.ca.us

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD NO. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
MONDAY, FEBRUARY 2, 2004
9:00 A.M.

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1) Public Comment

2) **CLOSED SESSION** (Pursuant to Revenue and Taxation Code Section 1605.4)
To deliberate and take possible action on the valuation assessment for the following application:

APPLICATION: 2002-1448
APPLICANT: Pyramid Investment Corporation
PARCEL NO.: 0270 035
PARCEL ADDRESS: 545 Sansome Street
TOPIC: Decline in Value
CURRENT ASSESSMENT: $9,275,000
APPLICANT'S REVISED OPINION: $4,600,000
TAXABLE YEAR & TYPE: 2002 Regular Roll Year
APPEAL TYPE: Real Property

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3) Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4) Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5) Adjournment.

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco, Monday, February 2, 2004 at 9:00 a.m.

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Present: Peter Fatooh , Diane Robinson, and Gordon Huseby

Quorum present

Chairperson: Peter Fatooh, Presiding

The Board opened its meeting at 9:00 a.m. in open session for public comment. There was no public comment given, so at the hour of 9:05 a.m, the Board went into closed session to deliberate the valuation of the below listed applications affecting the Assessment Roll.

At the hour of 10:00 a.m. the Board reconvened in open session and took action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2002-1448	Pyramid Investment Corp.	A.V.Lowered (Assessor)

There being no further business, the Board, at the hour of 10:30 a.m., recessed to reconvene Tuesday, February 3, 2004 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, February 3, 2004

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, February 03, 2004 To Tuesday, February 03, 2004
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0949
APPLICANT:	CAL-JONES PROPERTIES
PARCEL NO.:	0253A256
PARCEL ADDRESS:	1177 0000 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,062,512.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0950
APPLICANT:	CAL-JONES PROPERTIES
PARCEL NO.:	0253A257
PARCEL ADDRESS:	1177 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$881,433.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0951
APPLICANT:	CAL-JONES PROPERTIES
PARCEL NO.:	0253A258
PARCEL ADDRESS:	1177 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$341,044.00
APPLICANT'S OPINION:	$225,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0952
APPLICANT:	CAL-JONES PROPERTIES
PARCEL NO.:	0253A259
PARCEL ADDRESS:	1177 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$332,954.00
APPLICANT'S OPINION:	$210,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0953
APPLICANT:	CAL-JONES PROPERTIES
PARCEL NO.:	0253A260
PARCEL ADDRESS:	1177 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$208,924.00
APPLICANT'S OPINION:	$150,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, February 03, 2004 To Tuesday, February 03, 2004
9:30 AM (ALL DAY)

7) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1294
APPLICANT:	MOSSER, CHARLES
PARCEL NO.:	0177 001
PARCEL ADDRESS:	0153 0000 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,231,820.00
APPLICANT'S OPINION:	$5,500,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1295
APPLICANT:	MOSSER, CHARLES
PARCEL NO.:	0208 008
PARCEL ADDRESS:	0634 0000 CLAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,865,800.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco, Tuesday, February 3, 2004 at 9:30 a.m.

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Present: Diane Robinson, Gordon Huseby, and Tom Ramm

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain actions, as specified under this date, on the original of the respective applications(s):

Appeal No.	Name	Disposition
2002-0949	Cal-Jones Properties	Postponed
2002-0950	Cal-Jones Properties	Postponed
2002-0951	Cal-Jones Properties	Postponed
2002-0952	Cal-Jones Properties	Postponed
2002-0953	Cal-Jones Properties	Postponed
2002-1294	Charles Mosser	A.V.Lowered (Assessor)
2002-1295	Charles Mosser	Denied

RECESS

There being no further business, the Board, at the hour of 10:40 a.m., recessed to reconvene at 1:00 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:05 p.m.

Present: Alec Lambie, Diane Robinson, and Tom Ramm

Quorum present

Chairperson: Alec Lambie, Presiding

The Board opened its meeting and heard public comment from 1:08 to 2:00 p.m. Following public comment, the Board held discussion with the parties regarding the scheduling of future hearing days for the below listed applications. There was no evidentiary testimony presented to the Board by either party. The following applicants, being present and heard, the Board took certain actions, as specified under this date, on the original of the respective applications(s):

Appeal No.	Name	Disposition
2002-0935	555 California Street, LLC	Continued to 3/3/04
2002-0936	555 California Street, LLC	Continued to 3/3/04

There being no further business, the Board, at the hour of 3:07 p.m., recessed to reconvene on Thursday, February 5, 2004 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, February 9, 2004

Phone: (415) 554-6778
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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, February 03, 2004
1:00 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0935
APPLICANT:	555 CALIFORNIA STREET, LLC
PARCEL NO.:	0259 026
PARCEL ADDRESS:	0555 CALIFORNIA ST,
TOPIC:	
CURRENT ASSESSMENT:	$685,771,013.00
APPLICANT'S OPINION:	$355,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0936
APPLICANT:	555 CALIFORNIA STREET, LLC
PARCEL NO.:	0259 027
PARCEL ADDRESS:	,
TOPIC:	
CURRENT ASSESSMENT:	$83,754,674.00
APPLICANT'S OPINION:	$45,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

DATE POSTED
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Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, February 04, 2004 To Wednesday, February 04, 2004
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1092
APPLICANT:	L-O SOMA HOLDING, INC.
PARCEL NO.:	3706 074
PARCEL ADDRESS:	0050 0000 03RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$127,783,054.00
APPLICANT'S OPINION:	$58,345,678.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, February 04, 2004 To Wednesday, February 04, 2004
9:30 AM (ALL DAY)

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Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing

Room 406, City Hall

Thursday, February 05, 2004 To Thursday, February 05, 2004

9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	1998-0662
APPLICANT:	MARRIOTT HOTEL
PARCEL NO.:	3706 095
PARCEL ADDRESS:	,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$304,525,000.00
APPLICANT'S OPINION:	$250,300,000.00
TAXABLE YEAR:	1998
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

DOCUMENTS DEPT.
JAN 29 2004
SAN FRANCISCO PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	1998-0663
APPLICANT:	MARRIOTT HOTEL
PARCEL NO.:	3723 112
PARCEL ADDRESS:	,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$20,475,000.00
APPLICANT'S OPINION:	$5,100,000.00
TAXABLE YEAR:	1998
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

DATE POSTED
JAN 27 2004
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	1998-0664
APPLICANT:	MARRIOTT HOTEL
PARCEL NO.:	3706 016
PARCEL ADDRESS:	,
TOPIC:	
CURRENT ASSESSMENT:	$23,117.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	1998
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	1999-0553
APPLICANT:	MARRIOTT HOTEL
PARCEL NO.:	3706 095
PARCEL ADDRESS:	,
TOPIC:	
CURRENT ASSESSMENT:	$346,153,000.00
APPLICANT'S OPINION:	$250,000,000.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2000-0557
APPLICANT:	MARRIOTT HOTEL
PARCEL NO.:	3706 095
PARCEL ADDRESS:	,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$353,049,060.00
APPLICANT'S OPINION:	$250,000,000.00
TAXABLE YEAR:	2000
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2001-0309
APPLICANT:	MARRIOTT HOTEL
PARCEL NO.:	3706 095
PARCEL ADDRESS:	,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$360,110,041.00
APPLICANT'S OPINION:	$322,000,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

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Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, February 09, 2004 To Monday, February 09, 2004
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1223
APPLICANT:	WILLIAMS - SONOMA, INC.
PARCEL NO.:	0112 009
PARCEL ADDRESS:	1150 0000 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$53,060,400.00
APPLICANT'S OPINION:	$26,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1224
APPLICANT:	WILLIAMS-SONOMA, INC
PARCEL NO.:	0112 001
PARCEL ADDRESS:	1051 0000 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$24,969,600.00
APPLICANT'S OPINION:	$12,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
FEB 0 3 2004
Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, February 09, 2004 To Monday, February 09, 2004
1:30 PM (ALL DAY)

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco, Monday, February 9, 2004 at 1:45 p.m.

Present: Gordon Huseby, Thomas Ramm, and Peter Fatooh

Quorum present

Chairperson: Peter Fatooh, Presiding

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The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain actions, as specified under this date, on the original of the respective applications(s):

Appeal No.	Name	Disposition
2002-1223	Williams Sonoma, Inc.	Continued to 2/27/04
2002-1224	Williams Sonoma, Inc.	Continued to 2/27/04

There being no further business, the Board, at the hour of 3:00 p.m., recessed to reconvene Tuesday, February 10, 2004 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on February 10, 2004

Agenda* / Notice of Assessment Appeals Board

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2/10/04

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Tuesday, February 10, 2004 To Tuesday, February 10, 2004

9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0112
APPLICANT:	RENAISSANCE HOTEL ASSOCIATES
PARCEL NO.:	0330 026
PARCEL ADDRESS:	0055 CYRIL MAGNIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$139,887,413.00
APPLICANT'S OPINION:	$100,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco, Monday, February 10, 2004 at 9:30 a.m.

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Present: Diane Robinson, Alec Lambie, and Peter Fatooh

Quorum present

Chairperson: Peter Fatooh, Presiding

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain actions, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2002-0112	Renaissance Hotel Associates	Continued

RECESS

The Board, at the hour of 10:30 a.m., recessed until 1:00 p.m. to allow the parties time to review new evidence and exhibits submitted to the Board subsequent to the applicant's initiation of, and assessor's office response to, a Revenue & Taxation Code §1606 exchange of information.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:10 p.m.

Present: Diane Robinson, Alec Lambie, and Peter Fatooh

Quorum present

Chairperson: Peter Fatooh, Presiding

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain actions, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2002-0112	Renaissance Hotel Associates	Continued to 2/18/04

There being no further business, the Board, at the hour of 2:10 p.m., recessed to reconvene Wednesday, February 11, 2004 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, February 11, 2004

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco, Wednesday, February 11, 2004 at 1:35 p.m.

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#2
2/11/04

Present: Diane Robinson, Alec Lambie, and Peter Fatooh

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Quorum present

Chairperson: Alec Lambie, Presiding

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain actions, as specified under this date, on the original of the respective applications(s):

Appeal No.	Name	Disposition
2002-1086	490 Post street Investors LP	A.V.Lowered (Assessor)
2002-2140	490 Post street Investors LP	Withdrawn

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years having failed to appear for hearing as scheduled, the Board took certain actions, as specified under this date, on the original of the respective application(s):

Appeal No.	Name	Disposition
2002-1060	Telecom Center SF, LLC	Postponed

There being no further business, the Board, at the hour of 2:15 p.m., recessed to reconvene Thursday, February 12, 2004 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board on Thursday, February 12, 2004

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing

Room 406, City Hall

Thursday, February 12, 2004 To Thursday, February 12, 2004

9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	1998-0343
APPLICANT:	NORTHWESTERN MUTUAL LIFE
PARCEL NO.:	0452 001
PARCEL ADDRESS:	0851 0000 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$31,686,163.00
APPLICANT'S OPINION:	$27,000,000.00
TAXABLE YEAR:	1998
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DOCUMENTS DEPT.
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3) Hearing, discussion, and possible action involving:

APPLICATION:	1998-0344
APPLICANT:	NORTHWESTERN MUTUAL LIFE
PARCEL NO.:	0453 002
PARCEL ADDRESS:	2935 0000 LARKIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,047,348.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	1998
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
FEB 0 3 2004
Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, February 12, 2004 To Thursday, February 12, 2004
9:30 AM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	1999-0528
APPLICANT:	GS ASSOC. - JT VENTURE c/o GHIRARDELLI SQ.
PARCEL NO.:	0452 001
PARCEL ADDRESS:	0851 0000 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$32,243,897.00
APPLICANT'S OPINION:	$28,000,000.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	1999-0580
APPLICANT:	GS ASSOC. - JT VENTURE c/o GHIRARDELLI SQ.
PARCEL NO.:	0453 002
PARCEL ADDRESS:	2935 0000 LARKIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,057,327.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2000-0186
APPLICANT:	GS ASSOC. - JT VENTURE c/o GHIRARDELLI SQ.
PARCEL NO.:	0452 001
PARCEL ADDRESS:	0851 0000 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$32,441,155.00
APPLICANT'S OPINION:	$28,000,000.00
TAXABLE YEAR:	2000
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2000-0188
APPLICANT:	GS ASSOC. - JT VENTURE c/o GHIRARDELLI SQ.
PARCEL NO.:	0453 002
PARCEL ADDRESS:	2935 0000 LARKIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,085,528.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2000
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2001-0351
APPLICANT:	GS ASSOC. - JT VENTURE c/o GHIRARDELLI SQ.
PARCEL NO.:	0452 001
PARCEL ADDRESS:	0851 0000 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$32,878,390.00
APPLICANT'S OPINION:	$28,604,291.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0758
APPLICANT:	GS ASSOC. - JT VENTURE c/o GHIRARDELLI SQ.
PARCEL NO.:	0452 001
PARCEL ADDRESS:	0851 0000 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$33,470,400.00
APPLICANT'S OPINION:	$28,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco, Thursday, February 12, 2004 at 9:45 a.m.

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Present: Diane Robinson, Gordon Huseby, and Thomas Ramm

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain actions, as specified under this date, on the original of the respective applications(s):

Appeal No.	Name	Disposition
1998-0343	Northwestern Mutual Life	A.V.Lowered (Assessor)
2002-0758	GS Assoc: JT Venture	A.V.Lowered (Assessor)

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years having failed to appear for hearing as scheduled, the Board took certain actions, as specified under this date, on the original of the respective application(s):

Appeal No.	Name	Disposition
1998-0344	Northwestern Mutual Life	Withdrawn
1999-0528	GS Assoc: JT Venture	Withdrawn
1999-0580	GS Assoc: JT Venture	Withdrawn
2000-0186	GS Assoc: JT Venture	Withdrawn
2000-0188	GS Assoc: JT Venture	Withdrawn
2001-0351	GS Assoc: JT Venture	Withdrawn

There being no further business, the Board, at the hour of 11:15 a.m., recessed to reconvene Tuesday, February 17, 2004 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on February 18, 2004

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, February 17, 2004 To Tuesday, February 17, 2004
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2001-0018
APPLICANT:	EQUITY OFFICE PROPERTIES TRUST (WILSON CORNERSTONE PR
PARCEL NO.:	0289 005
PARCEL ADDRESS:	0120 0000 MONTGOMERY ST,
TOPIC:	Base Year / Change in Ownership
CURRENT ASSESSMENT:	$93,000,000.00
APPLICANT'S OPINION:	$84,000,000.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2001-0019
APPLICANT:	EQUITY OFFICE PROPERTIES TRUST (WILSON CORNERSTONE PR
PARCEL NO.:	0289 005
PARCEL ADDRESS:	0120 0000 MONTGOMERY ST,
TOPIC:	Base Year / Change in Ownership
CURRENT ASSESSMENT:	$94,860,000.00
APPLICANT'S OPINION:	$84,000,000.00
TAXABLE YEAR:	2000
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0113
APPLICANT:	FOURTH & MARKET HOTEL ASSOCIATES
PARCEL NO.:	3705Z001
PARCEL ADDRESS:	0000 0000 12 4TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$27,300,096.00
APPLICANT'S OPINION:	$15,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1110
APPLICANT:	KRON TV
PARCEL NO.:	0714 016
PARCEL ADDRESS:	1001 0000 VAN NESS AVE,
TOPIC:	
CURRENT ASSESSMENT:	$24,745,564.00
APPLICANT'S OPINION:	$12,246,012.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1404
APPLICANT:	COMDISCO, INC.
PARCEL NO.:	2002201541
PARCEL ADDRESS:	00000000 00000000 VARIOUS LOCATIONS , 0000
TOPIC:	
CURRENT ASSESSMENT:	$39,566,023.00
APPLICANT'S OPINION:	$28,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

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Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, February 17, 2004 To Tuesday, February 17, 2004
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2001-0408
APPLICANT:	524 HOWARD ASSOCIATES
PARCEL NO.:	3721 013
PARCEL ADDRESS:	0524 0000 HOWARD ST,
TOPIC:	
CURRENT ASSESSMENT:	$18,105,000.00
APPLICANT'S OPINION:	$12,000,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0916
APPLICANT:	NORDSTROM, INC.
PARCEL NO.:	7296 006
PARCEL ADDRESS:	0285 WINSTON DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$23,554,735.00
APPLICANT'S OPINION:	$5,500,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1105
APPLICANT:	MASSACHUSETTS MUTUAL LIFE INC
PARCEL NO.:	0317 003
PARCEL ADDRESS:	0403 0405 TAYLOR ST,
TOPIC:	
CURRENT ASSESSMENT:	$24,412,631.00
APPLICANT'S OPINION:	$12,250,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1198
APPLICANT:	524 HOWARD STREET LLC
PARCEL NO.:	3721 013
PARCEL ADDRESS:	0524 0000 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,467,100.00
APPLICANT'S OPINION:	$12,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1622
APPLICANT:	RIDGE LAKE PARTNERS, INC. c/o RFS HOTEL INVESTORS, INC.
PARCEL NO.:	0284 010
PARCEL ADDRESS:	0562 0570 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,520,177.00
APPLICANT'S OPINION:	$8,300,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, February 17, 2004 To Tuesday, February 17, 2004
1:30 PM (ALL DAY)

7) Hearing, discussion, and possible action involving:

APPLICATION:	2002-2135
APPLICANT:	RIDGE LAKE PARTNERS, INC. c/o RFS HOTEL INVESTORS, INC.
PARCEL NO.:	2002206324
PARCEL ADDRESS:	00000562 00000000 SUTTER ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$1,054,463.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco, Wednesday, February 18, 2004 at 9:35 a.m.

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Present: Peter Fatooh, Alec Lambie and Diane Robinson

Quorum present

Chairperson: Peter Fatooh, Presiding

Court Reporter Present

The Board commenced its meeting at the hour of 9:40 a.m. with the following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard. At the hour of 10:38 a.m., the Board convened into closed session and heard testimony from William Morton, expert witness for the applicant, and received evidence specifically relating to confidential trade secret information.

At the hour of 11:53 a.m. the Board reconvened into open session, and took certain actions, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2002-0112	Renaissance Hotel Associates	Continued to 2/19/04

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took certain actions, as specified under this date, on the original of the respective application(s):

Appeal No.	Name	Disposition
2002-0379	CNET Networks, Inc.	Withdrawn
2002-1169	TMG Essex Associates, LP	Withdrawn
2002-1170	TMG Essex Associates, LP	Withdrawn
2002-1171	TMG One Market, LP	Withdrawn

There being no further business, the Board, at the hour of 12:03 p.m., recessed to reconvene Thursday, February 19, 2004 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on February 19, 2004

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, February 18, 2004 To Wednesday, February 18, 2004
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1416
APPLICANT:	SERRA COMMONS, LLC
PARCEL NO.:	0022 015
PARCEL ADDRESS:	0455 0000 BEACH ST,
TOPIC:	Base Year / Change in Ownership
CURRENT ASSESSMENT:	$33,714,625.00
APPLICANT'S OPINION:	$19,998,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1417
APPLICANT:	SERRA COMMONS, LLC
PARCEL NO.:	0022 015
PARCEL ADDRESS:	0455 0000 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$34,388,917.00
APPLICANT'S OPINION:	$19,998,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1497
APPLICANT:	WESTLAKE DEVELOPMENT CO.
PARCEL NO.:	0163 005
PARCEL ADDRESS:	0909 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$25,389,720.00
APPLICANT'S OPINION:	$12,500,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1641
APPLICANT:	SAGAMORE EQUITIES, LLC
PARCEL NO.:	3707 033
PARCEL ADDRESS:	0074 0000 NEW MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$36,210,000.00
APPLICANT'S OPINION:	$19,059,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1642
APPLICANT:	FUTURE PLEX ASSOCIATES, LLC
PARCEL NO.:	4991 279
PARCEL ADDRESS:	0000 0000 ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$34,170,000.00
APPLICANT'S OPINION:	$17,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing

Room 406, City Hall

Thursday, February 19, 2004 To Thursday, February 19, 2004

9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2001-0312
APPLICANT:	TOY, WILFRED
PARCEL NO.:	0155 035
PARCEL ADDRESS:	1630 1634 HYDE ST,
TOPIC:	
CURRENT ASSESSMENT:	$780,300.00
APPLICANT'S OPINION:	$114,334.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2001-1217
APPLICANT:	TOY, WILFRED
PARCEL NO.:	0155 035
PARCEL ADDRESS:	1630 1634 HYDE ST,
TOPIC:	Base Year / Change in Ownership
CURRENT ASSESSMENT:	$750,000.00
APPLICANT'S OPINION:	$114,334.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

DATE POSTED
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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1393
APPLICANT:	TOY, WILFRED
PARCEL NO.:	0155 035
PARCEL ADDRESS:	1630 1634 HYDE ST,
TOPIC:	
CURRENT ASSESSMENT:	$457,430.00
APPLICANT'S OPINION:	$116,628.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Phone (415) 554-6778
FAX (415) 554-6775
TDD (415) 554-5227
E-MAIL: AAB@ci.sf.ca.us

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco CA., 94102-4697

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SPECIAL MEETING OF THE ASSESSMENT APPEALS BOARD

JOINT MEETING OF
ASSESSMENT APPEALS BOARDS NO. 1 AND 2
PURSUANT TO ADMINISTRATIVE CODE SECTION 2B.6

MONDAY, FEBRUARY 23, 2004
9:30 A.M.
CITY HALL, ROOM 406

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1. Roll Call.

2. Selection of a Chairperson for the Joint Meeting.

3. Public Comment (for items on the agenda as well as items not on the agenda but under the jurisdiction of the Boards).

4. Hearing, discussion and possible action regarding the Assessor's proposed amendment to the SF Administrative Code by adding section 2B.21 pertaining to AAB procedures relating to the production and/or inspection of documents, books and records, or the physical inspection of a subject property, pursuant to Revenue and Taxation Code sections 441 and 408, and including, upon the assessor's written request, information regarding the basis or bases which form or support the applicant's opinion of value as set forth on the Application for Changed Assessment filed with the Assessments Appeals Board clerk.

5. Hearing, discussion and possible action regarding the Assessor's proposed amendment to the SF Administrative code by adding section 2B.22 pertaining to AAB procedures to establish pre-hearing conferences and to propose rules of procedure for said conferences pursuant to Property Tax Rule 305.2.

DATE POSTED
FEB 17 2004

6. Administrative Reports on the following:
   - AAB activity reports for period ending January 31, 2004.
   - Current caseload and number of appeals facing deadlines in September 2004.
   - Proposed schedule for hearings between March and September 2004.
   - Reduction to value of properties over $10 million made during the current 2003/2004 fiscal year.

7. Public Comment (for items on the agenda as well as items not on the agenda but under the jurisdiction of the Boards).

8. Adjournment.

Phone (415) 554-6778
FAX (415) 554-6775
TDD (415) 554-5227
E-MAIL: AAB@ci.sf.ca.us

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the Special Joint Meeting of Assessment Appeals Boards Number 1 and Number 2 for the City and County of San Francisco on, Monday, February 23, 2004 at 9:33 a.m.

1. Roll Call.

Present:	Board 1	Board 2
	Peter Fatooh	Adrienne Lacau
	Alec Lambie	Lawrence Lee
	Diane Robinson	Mervin Conlan
	Thomas Ramm (late arrival)	Donald Schmidt
	Gordon Huseby	John McGary
	Hayes Miles, alternate (late arrival)	Donna Crowder, alternate
	Carol Silver, alternate	Richard Lee, alternate
	David Wilbur, alternate	Joseph Tham, alternate

- Quorum Present

2. Selection of a Chairperson for the Joint Meeting.

- The Board voted Alec Lambie to serve as Chair for the meeting.

3. Public Comment (for items on the agenda as well as items not on the agenda but under the jurisdiction of the Boards).

- There was no public comment at this time.

- The Board acknowledged various taxpayer representatives in the audience including Craig Becker, Mark Ong, and Ted Bayer.

4. Assessor Teng introduced and summarized for the Board her proposed amendment to the San Francisco Administrative Code, by adding section 2B.21, "Inspection and Demand Procedures". This new section will implement and establish Assessment Appeals Board procedures relating to the production and/or inspection of documents, books and records, or the physical inspection of a subject property, pursuant to Revenue and Taxation Code

sections 441 and 408, and including, upon the assessor's written request, information regarding the basis or bases which form or support the applicant's opinion of value as set forth on the Application for Changed Assessment filed with the Assessments Appeals Board clerk.

- Craig Becker and Mark Ong gave public comment on this item.
- Alternate Board Member Carol Silver suggested verbiage changes to the proposed section.
- Deputy City Attorney Carol Boardman answered questions on behalf of the Assessor's office regarding legal issues raised by the public and the Board.

- *ACTION:* Commissioner Schmidt made a motion for the Assessment Appeals Board to adopt this proposed amendment by adding section 2B.21 to the San Francisco Administrative Code so that proceedings before the Board move forward in a timely and efficient manner. The motion passed by a vote of 6 to 4, with Commissioners Fatooh, Ramm, Huseby, and Lee dissenting.

5. Assessor Teng introduced and summarized for the Board the Assessor's proposed amendment to the San Francisco Administrative Code, by adding section 2B.22, "Pre-Hearing Conferences" to establish Assessment Appeals Board rules of procedures pursuant to Property Tax Rule 305.2.

- Deputy Assessor Rich Hillis answered questions raised by the Board regarding this item.
- Deputy City Attorney Carol Boardman answered legal questions on behalf of the Assessor's office regarding legal issues raised by the Board.

- *ACTION:* Commissioner Fatooh made a motion for the Assessment Appeals Board to adopt this proposed amendment by adding section 2B.22 to the San Francisco Administrative Code to establish rules and procedures for Assessment Appeals Board Pre-Hearing Conferences. The motion passed by a unanimous vote of 10 to 0.

6. A brief overview of the standard monthly activity reports prepared by AAB staff was presented by the Administrator. The proposed schedule for hearing between March and September 2004 was also distributed and reviewed.

- *ACTION:* The Board asked the Administrator to design a method of tracking and distinguishing board decisions where the assessed value is lowered by the Board, but the new Board value is higher than the value recommended by the assessor at the hearing.

7. Public comment was given by Ted Bayer regarding agenda items 4 and 5 above.

There being no further business before the Joint Board, at the hour of 11:52 a.m. the Board adjourned until its next scheduled Joint Board Meeting.

Gloria L Young
Clerk of the Board

Dawn Duran
Administrator

Approved by the Board One on Tuesday, March 16, 2004
Approved by the Board Two on Monday, March 22, 2004

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Assessment Appeals Board 1 Hearing

Room 406, City Hall

Tuesday, February 24, 2004 To Tuesday, February 24, 2004

9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2001-0827
APPLICANT:	BANK OF CANTON
PARCEL NO.:	0227 048
PARCEL ADDRESS:	0555 0000 MONTGOMERY ST,
TOPIC:	
CURRENT ASSESSMENT:	$53,373,496.00
APPLICANT'S OPINION:	$44,350,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0374
APPLICANT:	BANK OF CANTON
PARCEL NO.:	0227 048
PARCEL ADDRESS:	0555 0000 MONTGOMERY ST,
TOPIC:	
CURRENT ASSESSMENT:	$54,358,709.00
APPLICANT'S OPINION:	$45,300,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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DATE POSTED
FEB 17 2004
Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, February 24, 2004 To Tuesday, February 24, 2004
9:30 AM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0574
APPLICANT:	EQUITY OFFICE PROPERTIES, INC.
PARCEL NO.:	3715 013
PARCEL ADDRESS:	0188 0000 THE EMBARCADERO ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$33,932,646.00
APPLICANT'S OPINION:	$22,500,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1722
APPLICANT:	BANK OF AMERICA
PARCEL NO.:	0330 005
PARCEL ADDRESS:	0001 0000 POWELL ST,
TOPIC:	
CURRENT ASSESSMENT:	$21,700,000.00
APPLICANT'S OPINION:	$9,000,000.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2002-2173
APPLICANT:	BANK OF AMERICA
PARCEL NO.:	0330 005
PARCEL ADDRESS:	0001 0000 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$23,028,213.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco, Tuesday, February 24, 2004 at 9:30 a.m.

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Present: Alec Lambie, Diane Robinson, and Peter Fatooh

Quorum present

Chairperson: Alec Lambie, Presiding

After receiving the taxpayer's revised opinion of value and the Assessor's recommendation of value, Commissioner Fatooh recused himself from hearing application 2002-0574, Equity Officer Properties, disclosing that he is familiar with the building, and would not be able to agree with either of the parties' valuation for the subject property.

After stipulating to a 2-member quorum of the board, the following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years being present, the Board took certain actions, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2002-0574	Equity Office Properties, Inc.	Submitted
2002-2173	Bank of America	Postponed

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took certain actions, as specified under this date, on the original of the respective application(s):

Appeal No.	Name	Disposition
2001-0827	Bank of Canton	Withdrawn
2002-0374	Bank of Canton	Postponed
2002-1722	Bank of America	Withdrawn

There being no further business, the Board, at the hour of 12:15 p.m., recessed to reconvene Wednesday, February 25, 2004 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, March 2, 2004

Agenda* / Notice of Assessment Appeals Board

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each member of the public will be allotted the same number of minutes to speak to the Board. The Board may limit the total testimony to 30 minutes.

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, February 25, 2004 To Wednesday, February 25, 2004
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	1998-1122
APPLICANT:	WONGCO PARTNERSHIP
PARCEL NO.:	0314 002
PARCEL ADDRESS:	0101 0000 STOCKTON ST,
TOPIC:	Base Year / Change in Ownership
CURRENT ASSESSMENT:	$49,946,925.00
APPLICANT'S OPINION:	$31,411,756.00
TAXABLE YEAR:	1996
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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3) Hearing, discussion, and possible action involving:

APPLICATION:	1998-1123
APPLICANT:	WONGCO PARTNERSHIP
PARCEL NO.:	0314 002
PARCEL ADDRESS:	0101 0000 STOCKTON ST,
TOPIC:	Base Year / Change in Ownership
CURRENT ASSESSMENT:	$48,430,000.00
APPLICANT'S OPINION:	$29,600,000.00
TAXABLE YEAR:	1994
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

DATE POSTED
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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	1998-1124
APPLICANT:	WONGCO PARTNERSHIP
PARCEL NO.:	0314 002
PARCEL ADDRESS:	0101 0000 STOCKTON ST,
TOPIC:	Base Year / Change in Ownership
CURRENT ASSESSMENT:	$36,400,000.00
APPLICANT'S OPINION:	$29,600,000.00
TAXABLE YEAR:	1993
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	1998-1125
APPLICANT:	WONGCO PARTNERSHIP
PARCEL NO.:	0314 002
PARCEL ADDRESS:	0101 0000 STOCKTON ST,
TOPIC:	Base Year / Change in Ownership
CURRENT ASSESSMENT:	$48,430,000.00
APPLICANT'S OPINION:	$30,795,840.00
TAXABLE YEAR:	1995
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	1998-1192
APPLICANT:	WONGCO, A PARTNERSHIP
PARCEL NO.:	0314 002
PARCEL ADDRESS:	0101 0000 STOCKTON ST,
TOPIC:	Base Year / Change in Ownership
CURRENT ASSESSMENT:	$48,430,000.00
APPLICANT'S OPINION:	$32,039,991.00
TAXABLE YEAR:	1997
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2001-1063
APPLICANT:	COLLINS, JR. RUTH
PARCEL NO.:	0314 002
PARCEL ADDRESS:	0101 0000 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$51,032,207.00
APPLICANT'S OPINION:	$32,000,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1203
APPLICANT:	COLLINS JOHN P SR & JOHN JR TRUST
PARCEL NO.:	0314 002
PARCEL ADDRESS:	0101 0000 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$52,052,851.00
APPLICANT'S OPINION:	$35,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

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Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

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SPECIAL MEETING

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, February 25, 2004
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each member of the public will be allotted the same number of minutes to speak to the Board. The Board may limit the total testimony to 30 minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) **Status Conference** for the parties to update the Board as to where they are at regarding the access of information contained in the Assessor's files; further discussion and possible action regarding scheduling the following applications for hearing:

APPLICATION 1998-1122
APPLICANT: WONGCO PARTNERSHIP
PARCEL NO.: 0314 002
PARCEL ADDRESS: 101 STOCKTON ST,
CURRENT ASSESSMENT: $49,946,925 APPLICANT'S OPINION: $31,411,756
TAXABLE YEAR: 1996
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

APPLICATION 1998-1123
APPLICANT: WONGCO PARTNERSHIP
PARCEL NO.: 0314 002
PARCEL ADDRESS: 101 STOCKTON ST,
CURRENT ASSESSMENT: $48,430,000 APPLICANT'S OPINION: $29,600,000
TAXABLE YEAR: 1994
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

AMENDED
FEB 17, 2004
Assessment Appeals Board

APPLICATION 1998-1124
APPLICANT: WONGCO PARTNERSHIP
PARCEL NO.: 0314 002
PARCEL ADDRESS: 101 STOCKTON ST,
CURRENT ASSESSMENT: $36,400,000 APPLICANT'S OPINION: $29,600,000
TAXABLE YEAR: 1993
APPEAL TYPE: Real Property
ROLL TYPE: SUPPLEMENTAL

APPLICATION 1998-1125
APPLICANT: WONGCO PARTNERSHIP
PARCEL NO.: 0314 002
PARCEL ADDRESS: 101 STOCKTON ST,
CURRENT ASSESSMENT: $48,430,000 APPLICANT'S OPINION: $30,795,840
TAXABLE YEAR: 1995
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

APPLICATION 1998-1192
APPLICANT: WONGCO PARTNERSHIP
PARCEL NO.: 0314 002
PARCEL ADDRESS: 101 STOCKTON ST,
CURRENT ASSESSMENT: $48,430,000 APPLICANT'S OPINION: $32,039,991
TAXABLE YEAR: 1997
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

APPLICATION 2001-1063
APPLICANT: RUTH M. COLLINS, JR
PARCEL NO.: 0314 002
PARCEL ADDRESS: 101 STOCKTON ST,
CURRENT ASSESSMENT: $51,032,207 APPLICANT'S OPINION: $32,000,000
TAXABLE YEAR: 2001
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

APPLICATION 2002-1203
APPLICANT: JOHN P COLLINS, SR
PARCEL NO.: 0314 002
PARCEL ADDRESS: 101 STOCKTON ST,
CURRENT ASSESSMENT: $52,052,851 APPLICANT'S OPINION: $35,000,000
TAXABLE YEAR: 2002
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the special meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco, on Wednesday, February 25, 2004 at 9:50 a.m.

Present: Peter Fatooh, Thomas Ramm and Diane Robinson

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Quorum present

Chairperson: Peter Fatooh, Presiding

Deputy City Attorney Paul Zarefsky as Counsel for the AAB

The below listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years appeared for a Status Conference to update the Board on the parties' progress regarding the applicants' access to third party information in the Assessor's files which was provided as confidential information to the Assessor. Following additional discussion with the parties regarding future scheduling for the applications at issue, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
1998-1122	Wongco Partnership	Continued to 10/7/04 for a status conference only.
1998-1123	Wongco Partnership	Continued to 10/7/04 for a status conference only.
1998-1124	Wongco Partnership	Continued to 10/7/04 for a status conference only.
1998-1125	Wongco Partnership	Continued to 10/7/04 for a status conference only.
1998-1192	Wongco Partnership	Continued to 10/7/04 for a status conference only.
2001-1063	Ruth M. Collins, Jr.	Continued to 10/7/04 for a status conference only.
2002-1203	John P. Collins, Sr.	Continued to 10/7/04 for a status conference only.

There being no further business, the Board, at the hour of 11:03 a.m., recessed to reconvene Thursday, February 26, 2004 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, February 26, 2004

Agenda* / Notice of Assessment Appeals Board

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SF
A77
#1
2/26/04

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, February 26, 2004 To Thursday, February 26, 2004
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0123
APPLICANT:	SOUTHBOURNE INC.
PARCEL NO.:	0294 013
PARCEL ADDRESS:	0340 0000 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$23,431,819.00
APPLICANT'S OPINION:	$10,688,162.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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DATE POSTED
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Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, February 26, 2004 To Thursday, February 26, 2004
9:30 AM (ALL DAY)

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco, Thursday, February 26, 2004 at 9:30 a.m.

Present: Peter Fatooh and Tom Ramm

Quorum present

Chairperson: Peter Fatooh, Presiding

SF
A77
#2
2/26/04

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain actions, as specified under this date, on the original of the respective applications(s):

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Appeal No.	Name	Disposition
2002-0123	Southbourne Inc.	Continued

There being no further business, the Board, at the hour of 10:30 a.m., recessed to reconvene Monday, March 1, 2004 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, March 8, 2004

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, February 27, 2004 To Friday, February 27, 2004
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1223
APPLICANT:	WILLIAMS - SONOMA, INC.
PARCEL NO.:	0112 009
PARCEL ADDRESS:	1150 0000 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$53,060,400.00
APPLICANT'S OPINION:	$26,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1224
APPLICANT:	WILLIAMS-SONOMA, INC
PARCEL NO.:	0112 001
PARCEL ADDRESS:	1051 0000 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$24,969,600.00
APPLICANT'S OPINION:	$12,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
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Assessment Appeals Board

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, March 1, 2004
9:30 AM (ALL DAY)

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Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0112
APPLICANT:	RENAISSANCE HOTEL ASSOCIATES
PARCEL NO.:	0330 026
PARCEL	0055 CYRIL MAGNIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$139,887,413.00
ASSESSOR'S REVISED RECOMMENDCATION:	$126,000,000.00
APPLICANT'S REVISED OPINION:	$100,300,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DOCUMENTS DEPT.
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3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1621
APPLICANT:	WHARF ASSOCIATES
PARCEL NO.:	0029 003
PARCEL ADDRESS:	0590 BAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$23,907,090.00
APPLICANT'S REVISED OPINION:	$16,650,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

AMENDED
FEB 25 2004
Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, March 1, 2004
9:30 AM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2002-2134
APPLICANT:	WHARF ASSOCIATES
PARCEL NO.:	2002990083
PARCEL ADDRESS:	2620 JONES ST,
TOPIC:	
CURRENT ASSESSMENT:	$2,748,500.00
APPLICANT'S OPINION:	$1,350,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

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This Meeting is Canceled

San Francisco

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, March 1, 2004
9:30 AM (ALL DAY)

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cancelled

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APPLICANT'S REVISED OPINION:	$100,300,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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APPLICANT:	WHARF ASSOCIATES
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PARCEL ADDRESS:	0590 BAY ST,
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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, March 1, 2004
9:30 AM (ALL DAY)

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APPEAL TYPE:	Personal Property
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Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, March 02, 2004 To Tuesday, March 02, 2004
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1419
APPLICANT:	SIX CONTINENTS HOTELS INC.
PARCEL NO.:	2002208423
PARCEL ADDRESS:	,
TOPIC:	
CURRENT ASSESSMENT:	$12,135,127.00
APPLICANT'S OPINION:	$5,700,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1557
APPLICANT:	NATIONAL CAR RENTAL SYSTEMS
PARCEL NO.:	0318 009
PARCEL ADDRESS:	0550 0000 O'FARRELL ST,
TOPIC:	
CURRENT ASSESSMENT:	$2,835,600.00
APPLICANT'S OPINION:	$998,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

DATE POSTED
FEB 24 2004
Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, March 02, 2004 To Tuesday, March 02, 2004
9:30 AM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1755
APPLICANT:	HMC ACQUISITION PROPERTIES
PARCEL NO.:	0028 015
PARCEL ADDRESS:	1250 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$32,157,534.00
APPLICANT'S OPINION:	$29,295,414.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1756
APPLICANT:	HMC ACQUISITION PROPERTIES
PARCEL NO.:	0028 009
PARCEL ADDRESS:	1280 0000 COLUMBUS AVE,
TOPIC:	
CURRENT ASSESSMENT:	$1,326,955.00
APPLICANT'S OPINION:	$1,326,955.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1925
APPLICANT:	SFH ASSOCIATES, LP
PARCEL NO.:	0255 002
PARCEL ADDRESS:	0001 0000 NOB HILL ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$37,047,780.00
APPLICANT'S OPINION:	$12,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, March 02, 2004 To Tuesday, March 02, 2004
9:30 AM (ALL DAY)

7) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0875
APPLICANT:	CARBONARA, MATTHEW
PARCEL NO.:	3763 122
PARCEL ADDRESS:	0021 0000 STILLMAN ST, #4
TOPIC:	Base Year / Change in Ownership
CURRENT ASSESSMENT:	$810,000.00
APPLICANT'S OPINION:	$590,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco, Tuesday, March 2, 2004 at 9:30 a.m.

Present: Gordon Huseby, Diane Robinson, and Hayes Miles

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain actions, as specified under this date, on the original of the respective applications(s):

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Appeal No.	Name	Disposition
2003-0875	Matthew Carbonara	A.V.Lowered (Board)

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took certain actions, as specified under this date, on the original of the respective application(s):

Appeal No.	Name	Disposition
2002-1419	Six Continents Hotels Inc.	Postponed
2002-1557	National Car Rental Systems	Withdrawn
2002-1755	HMC Acquisition Properties	Postponed
2002-1756	HMC Acquisition Properties	Postponed
2002-1925	SFH Associates, LP	Postponed

There being no further business, the Board, at the hour of 11:00 a.m., recessed to reconvene Wednesday, March 3, 2004 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, March 8, 2004

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TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

77
1
3/04

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, March 3, 2004
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0933
APPLICANT:	555 CALIFORNIA STREET, LLC
PARCEL NO.:	0259 029
PARCEL ADDRESS:	0315 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$67,402,759.00
APPLICANT'S OPINION:	$46,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	CONTINUED

DOCUMENTS DEPT.
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PUBLIC LIBRARY

3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0934
APPLICANT:	555 CALIFORNIA STREET, LLC
PARCEL NO.:	0259 028
PARCEL ADDRESS:	0345 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$53,922,206.00
APPLICANT'S OPINION:	$29,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	CONTINUED

DATE POSTED
FEB 25 2004
Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, March 3, 2004
9:30 AM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0935
APPLICANT:	555 CALIFORNIA STREET, LLC
PARCEL NO.:	0259 026
PARCEL ADDRESS:	0555 CALIFORNIA ST,
TOPIC:	
CURRENT ASSESSMENT:	$685,771,013.00
APPLICANT'S REVISED OPINION OF VALUE:	$445,300,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0936
APPLICANT:	555 CALIFORNIA STREET, LLC
PARCEL NO.:	0259 027
PARCEL ADDRESS:	0000
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$83,754,674.00
APPLICANT'S REVISED OPINION OF VALUE:	$28,700,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco, Wednesday, March 3, 2004 at 9:40 a.m.

Present: Alec Lambie, Diane Robinson and Thomas Ramm

Quorum present

Chairperson: Alec Lambie, Presiding

Deputy City Attorney: Paul Zaferskey

Court Reporter

DOCUMENTS DEPT.

MAR 18 2004

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The Board opened its meeting and heard public comment from various individuals from 9:40 to 10:04 a.m. Following public comment, the Board resumed its evidentiary proceedings (from February 3, 2004), and heard testimony and evidence from the below listed applicant(s).

At the hour of 11:18 a.m., the Board convened into closed session pursuant to R&T Code §1605.4 for the purpose of hearing testimony and evidence from the below listed applicant(s) relating to confidential trade secrets.

Appeal No.	Name	Disposition
2002-0933	555 California Street, LLC	Continued
2002-0934	555 California Street, LLC	Continued
2002-0935	555 California Street, LLC	Continued
2002-0936	555 California Street, LLC	Continued

RECESS

The Board, at the hour of 11:57 a.m., recessed from the closed session to reconvene at 1:00 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:07 p.m.

Present: Alec Lambie, Diane Robinson and Thomas Ramm

Quorum present

Chairperson: Alec Lambie, Presiding

Deputy City Attorney: Paul Zarefsky

Court Reporter

The Board reconvened in closed session to continue hearing evidence and testimony from the applicant relating to confidential trade secrets. At the hour of 2:05 p.m., the Board convened back into open session to continue evidentiary proceedings for the following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for the years at issue, and took certain action, as specified under this date, on the original of the respective application(s):

Appeal No.	Name	Disposition
2002-0933	555 California Street, LLC	Continued
2002-0934	555 California Street, LLC	Continued
2002-0935	555 California Street, LLC	Continued to 3/4/04
2002-0936	555 California Street, LLC	Continued to 3/4/04

There being no further business, the Board, at the hour of 4:02 p.m., recessed to reconvene on Thursday, March 4, 2004 at 9:00 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on March 9, 2004

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

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3/4/04

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, March 4, 2004
9:00 AM

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APPLICANT'S OPINION:	$46,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	CONTINUED

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PARCEL NO.:	0259 028
PARCEL ADDRESS:	0345 MONTGOMERY ST,
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APPLICANT'S OPINION:	$29,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	CONTINUED

DATE POSTED
FEB 25 2004
Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, March 4, 2004
9:00 AM

4) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0935
APPLICANT:	555 CALIFORNIA STREET, LLC
PARCEL NO.:	0259 026
PARCEL ADDRESS:	0555 CALIFORNIA ST,
TOPIC:	
CURRENT ASSESSMENT:	$685,771,013.00
APPLICANT'S REVISED OPINION OF VALUE:	$445,300,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0936
APPLICANT:	555 CALIFORNIA STREET, LLC
PARCEL NO.:	0259 027
PARCEL ADDRESS:	0000
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$83,754,674.00
APPLICANT'S REVISED OPINION OF VALUE:	$28,700,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Lobbyist Registration and Reporting Requirements

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

DOCUMENTS DEPT.

MAR 18 2004

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In the meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco for Thursday, March 4, 2004 at 9:04 a.m.

Present: Alec Lambie, Diane Robinson and Thomas Ramm

Quorum present

Chairperson: Alec Lambie, Presiding

Deputy City Attorney: Paul Zaferskey

Court Reporter

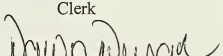
Having no public in attendance for comment at the hearing, the Board continued its evidentiary proceedings from March 3, 2004, hearing testimony from Todd Cooper, appraiser and witness for the below listed applicants for change in the assessed valuation of property affecting the Assessment Roll for the years at issue.

At the hour of 10:28, the Board convened in closed session to consultant with counsel regarding legal issues relating to the below applications. The Board reconvened in open session at the hour of 10:56 a.m. and continued to hear testimony from Mr. Cooper. At the hour of 11:28, the Board convened into closed session to hear the assessor's cross examination of Mr. Cooper as it relates to confidential trade secrets. The Board reconvened in open session at 12:43 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2002-0933	555 California Street, LLC	Continued
2002-0934	555 California Street, LLC	Continued
2002-0935	555 California Street, LLC	Continued to 3/5/04
2002-0936	555 California Street, LLC	Continued to 3/5/04

There being no further business, the Board, at the hour of 12:45 p.m., recessed to reconvene on Friday, March 5, 2004 at 9:30 a.m.

Gloria L. Young
Clerk



Dawn Duran
Administrator

Approved by the Board on March 9, 2004

Agenda* / Notice of Assessment Appeals Board

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each member of the public will be allotted the same number of minutes to speak to the Board. The Board may limit the total testimony to 30 minutes.

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19/04

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, March 04, 2004 To Thursday, March 04, 2004
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0808
APPLICANT:	BARCLAYS GLOBAL INVESTORS
PARCEL NO.:	2002204380
PARCEL ADDRESS:	00000045 00000000 FREMONT ST, 3300
TOPIC:	
CURRENT ASSESSMENT:	$12,924,528.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1221
APPLICANT:	UNIVISION TELEVISION GROUP, INC. dba KDTV CHANNEL 14
PARCEL NO.:	2002201608
PARCEL ADDRESS:	00000050 00000000 FREMONT ST, 4100
TOPIC:	
CURRENT ASSESSMENT:	$5,697,038.00
APPLICANT'S OPINION:	$2,700,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2002-2221
APPLICANT:	FLAIR DIVERSIFIED PROPERTIES c/o BICKFORD ACCOUNTANCY
PARCEL NO.:	5286A007A
PARCEL ADDRESS:	2325 2345 JERROLD AVE,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$5,147,432.00
APPLICANT'S OPINION:	$2,724,934.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0028
APPLICANT:	FONG, MOLLY
PARCEL NO.:	3617 005
PARCEL ADDRESS:	,
TOPIC:	Base Year / Change in Ownership
CURRENT ASSESSMENT:	$530,826.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2000
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0173
APPLICANT:	DFS, LTD.
PARCEL NO.:	2003201062
PARCEL ADDRESS:	00000525 00000000 MARKET ST, 3300
TOPIC:	
CURRENT ASSESSMENT:	$9,493,215.00
APPLICANT'S OPINION:	$4,500,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0281
APPLICANT:	PHOTOWORKS INC.
PARCEL NO.:	2003900223
PARCEL ADDRESS:	,
TOPIC:	Audit Under R&T Code Section 469
CURRENT ASSESSMENT:	$579,899.00
APPLICANT'S OPINION:	$474,556.00
TAXABLE YEAR:	2000
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0282
APPLICANT:	PHOTOWORKS INC.
PARCEL NO.:	2003900224
PARCEL ADDRESS:	,
TOPIC:	Other
CURRENT ASSESSMENT:	$474,556.00
APPLICANT'S OPINION:	$579,899.00
TAXABLE YEAR:	1999
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0287
APPLICANT:	1750 CONNECTICUT LLC.
PARCEL NO.:	3951 006
PARCEL ADDRESS:	1350 0000 17TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,284,000.00
APPLICANT'S OPINION:	$3,360,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0288
APPLICANT:	1750 CONNECTICUT LLC.
PARCEL NO.:	3951 006
PARCEL ADDRESS:	1350 0000 17TH ST,
TOPIC:	Base Year / Change in Ownership
CURRENT ASSESSMENT:	$4,200,000.00
APPLICANT'S OPINION:	$3,360,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0306
APPLICANT:	COMDISCO, INC.
PARCEL NO.:	2003201433
PARCEL ADDRESS:	00000000 00000000 VARIOUS LOCATIONS , 0000
TOPIC:	
CURRENT ASSESSMENT:	$7,194,417.00
APPLICANT'S OPINION:	$4,500,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0380
APPLICANT:	BEST BUY STORES, LP #187
PARCEL NO.:	2003209117
PARCEL ADDRESS:	00001717 00000000 HARRISON ST,
TOPIC:	
CURRENT ASSESSMENT:	$9,398,987.00
APPLICANT'S OPINION:	$9,398,987.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0382
APPLICANT:	CITY NIGHTS LTD, %BRIT HAHN
PARCEL NO.:	2003202390
PARCEL ADDRESS:	00000715 00000000 HARRISON ST, 0000
TOPIC:	
CURRENT ASSESSMENT:	$96,622.00
APPLICANT'S OPINION:	$9,399.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0537
APPLICANT:	RBC DAIN RAUSCHER, INC.
PARCEL NO.:	2003201877
PARCEL ADDRESS:	00000001 00000000 MARKET STEUART TOWER , 1200
TOPIC:	
CURRENT ASSESSMENT:	$2,616,863.00
APPLICANT'S OPINION:	$1,075,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0538
APPLICANT:	RBC DAIN RAUSCHER, INC.
PARCEL NO.:	2003208811
PARCEL ADDRESS:	00000201 00000000 CALIFORNIA ST, 1200
TOPIC:	
CURRENT ASSESSMENT:	$3,436,714.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, March 04, 2004 To Thursday, March 04, 2004
9:30 AM (ALL DAY)

16) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0539
APPLICANT:	UNIVISION TELEVISION GROUP, INC. dba KDTV CHANNEL 14
PARCEL NO.:	2003201494
PARCEL ADDRESS:	00000050 00000000 FREMONT ST, 4100
TOPIC:	
CURRENT ASSESSMENT:	$5,690,687.00
APPLICANT'S OPINION:	$2,800,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0540
APPLICANT:	BARCLAY'S GLOBAL INVESTORS
PARCEL NO.:	2003204039
PARCEL ADDRESS:	00000045 00000000 FREMONT ST, 3300
TOPIC:	
CURRENT ASSESSMENT:	$14,913,154.00
APPLICANT'S OPINION:	$7,500,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 of the City and County of San Francisco, Thursday, March 4, 2004 at 9:30 a.m.

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Present: Lawrence Lee, Donald Schmidt, and John McGary

Quorum present

Chairperson: Donald Schmidt, Presiding

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain actions, as specified under this date, on the original of the respective applications(s):

Appeal No.	Name	Disposition
2002-2190	Helen Dai	A.V.Lowered (Board)
2003-0287	1750 Connecticut LLC	Postponed
2003-0288	1750 Connecticut LLC	Postponed

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took certain actions, as specified under this date, on the original of the respective application(s):

Appeal No.	Name	Disposition
2002-0808	Barclays Gloval Investors	Postponed
2002-1221	Univision Television Group	Withdrawn
2002-2221	Flair Diversified Properties	Postponed
2003-0028	Molly Fong	Withdrawn
2003-0173	DFS, Ltd	Postponed
2003-0281	Photoworks Inc.	Withdrawn
2003-0282	Photoworks Inc.	Withdrawn
2003-0306	Comdisco, Inc.	Postponed
2003-0380	Best Buy Stores, LP	Postponed
2003-0382	City Nights Ltd,	Postponed
2003-0537	RBC Dain Rauscher, Inc.	Postponed
2003-0538	RBC Dain Rauscher, Inc.	Postponed
2003-0539	Univision Television Group, In	Withdrawn

2003-0540	Barclay's Gloval Investors	Postponed

RECESS

There being no further business, the Board, at the hour of 11:15 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:30 p.m.

Present: Lawrence Lee, John McGary, and Richard Lee

Quorum present

Chairperson: Lawrence Lee, Presiding

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain actions, as specified under this date, on the original of the respective applications(s):

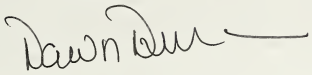
Appeal No.	Name	Disposition
2003-0154	Tod Schlesinger	A.V.Lowered (Board)
2003-0378	Clear Channel Broadcasting	Denied (no show)
2003-0379	Clear Channel Broadcasting	Denied (no show)

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took certain actions, as specified under this date, on the original of the respective application(s):

Appeal No.	Name	Disposition
2002-1547	Bally Total Fitness Corp	Postponed
2002-1548	Bally Total Fitness Corp	Postponed
2002-1549	Bally Total Fitness Corp	Postponed
2002-1550	BFIT Acquisition Corp	Postponed
2002-1551	BFIT Acquisition Corp	Postponed
2002-0212	Darren Lee	Withdrawn
2002-0213	Darren Lee	Withdrawn

There being no further business, the Board, at the hour of 2:10 p.m., recessed to reconvene Thursday, March 11, 2004 at 9:30 a.m.

Gloria L. Young
Clerk



Dawn Duran
Administrator

Approved by the Board on Wednesday, June 2, 2004

Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, March 04, 2004 To Thursday, March 04, 2004
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1547
APPLICANT:	BALLY TOTAL FITNESS CORP
PARCEL NO.:	2002206060
PARCEL ADDRESS:	00000345 00000000 SPEAR ST, 0105
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$496,250.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1548
APPLICANT:	BALLY TOTAL FITNESS CORP
PARCEL NO.:	2002206132
PARCEL ADDRESS:	00000061 00000000 NEW MONTGOMERY ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$1,176,705.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

DATE POSTED
FEB 24 2004
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1549
APPLICANT:	BALLY TOTAL FITNESS CORP
PARCEL NO.:	2002206133
PARCEL ADDRESS:	00000001 00000000 POST ST, 0000LL
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$956,487.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1550
APPLICANT:	BFIT ACQUISITION CORP
PARCEL NO.:	2002208633
PARCEL ADDRESS:	00002330 00000000 POLK ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,423,462.00
APPLICANT'S OPINION:	$610,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1551
APPLICANT:	BFIT ACQUISITION CORP
PARCEL NO.:	2002206067
PARCEL ADDRESS:	00002324 00000000 CHESTNUT ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$1,559,464.00
APPLICANT'S OPINION:	$730,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, March 04, 2004 To Thursday, March 04, 2004
1:30 PM (ALL DAY)

7) Hearing, discussion, and possible action involving:

APPLICATION:	2002-2190
APPLICANT:	DAI, HELEN
PARCEL NO.:	4713 026
PARCEL ADDRESS:	,
TOPIC:	Base Year / Change in Ownership
CURRENT ASSESSMENT:	$360,000.00
APPLICANT'S OPINION:	$162,795.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

8) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0154
APPLICANT:	SCHLESINGER, TOD
PARCEL NO.:	6172 024
PARCEL ADDRESS:	,
TOPIC:	
CURRENT ASSESSMENT:	$967,749.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0212
APPLICANT:	LEE, DARREN
PARCEL NO.:	2719B007
PARCEL ADDRESS:	0150 0000 GRAYSTONE TER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,541,929.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0213
APPLICANT:	LEE, DARREN
PARCEL NO.:	2719B006
PARCEL ADDRESS:	0140 0000 GRAYSTONE TER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,309,352.00
APPLICANT'S OPINION:	$2,150,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0378
APPLICANT:	CLEAR CHANNEL BROADCASTING, INC.
PARCEL NO.:	2003205359
PARCEL ADDRESS:	00000340 00000000 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$236,402.00
APPLICANT'S OPINION:	$65,815.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0379
APPLICANT:	CLEAR CHANNEL BROADCASTING, INC.
PARCEL NO.:	2003202583
PARCEL ADDRESS:	00000340 00000000 TOWNSEND ST, 0500
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,013,009.00
APPLICANT'S OPINION:	$264,610.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco, Friday, March 5, 2004 at 9:48 a.m.

Present: Alec Lambie, Diane Robinson and Thomas Ramm

Quorum present

Chairperson: Alec Lambie, Presiding

Deputy City Attorney: Paul Zaferskey

Court Reporter

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Having no public in attendance for comment at the hearing, the Board continued its evidentiary proceedings from March 4, 2004, hearing testimony and evidence on behalf of the below listed applicants for change in the assessed valuation of property affecting the Assessment Roll for the years at issue.

At the hour of 10:13, the Board convened in closed session to hear testimony from the applicant regarding confidential trade secrets. The Board reconvened in open session at 10:23 a.m. and continued with applicants' testimony. At the hour of 10:43, the Board convened back into closed session for assessor's cross-examination pertaining to confidential trade secrets. The Board, at 11:57 a.m., reconvened in open session and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2002-0933	555 California Street, LLC	Continued
2002-0934	555 California Street, LLC	Continued
2002-0935	555 California Street, LLC	Continued
2002-0936	555 California Street, LLC	Continued

RECESS

The Board, at the hour of 11:58 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:33 p.m.

Present: Alec Lambie, Diane Robinson and Thomas Ramm

Quorum present

Chairperson: Alec Lambie, Presiding

Deputy City Attorney: Paul Zarefsky

Court Reporter

The Board continued to hear assessor's cross- examination of the below listed applicant for change in the assessed valuation of property affecting the Assessment Roll for various years. At the hour of 2:20 p.m., the Board convened in closed session for additional cross-examination by the assessor relating to confidential trade secrets, and then reconvened into open session at 2:38 p.m., continuing with the assessor's cross. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2002-0933	555 California Street, LLC	Continued
2002-0934	555 California Street, LLC	Continued
2002-0935	555 California Street, LLC	Continued to 3/9/04
2002-0936	555 California Street, LLC	Continued to 3/9/04

There being no further business, the Board, at the hour of 3:45 p.m., recessed to reconvene on Monday, March 8, 2004 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on March 9, 2004

Agenda* / Notice of Assessment Appeals Board

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each member of the public will be allotted the same number of minutes to speak to the Board. The Board may limit the total testimony to 30 minutes.

7

8/04

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Monday, March 08, 2004 To Monday, March 08, 2004

9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0205
APPLICANT:	CEP INVESTORS XII, LLC
PARCEL NO.:	0292 001
PARCEL ADDRESS:	0111 0000 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$65,327,324.00
APPLICANT'S OPINION:	$30,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1172
APPLICANT:	TMG MONTGOMERY ASSOCIATES II, LP
PARCEL NO.:	0289 009
PARCEL ADDRESS:	0180 0000 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$101,509,183.00
APPLICANT'S OPINION:	$50,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
MAR 0 2 2004
Assessment Appeals Board

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, March 5, 2004
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0933
APPLICANT:	555 CALIFORNIA STREET, LLC
PARCEL NO.:	0259 029
PARCEL ADDRESS:	0315 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$67,402,759.00
APPLICANT'S OPINION:	$46,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	CONTINUED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0934
APPLICANT:	555 CALIFORNIA STREET, LLC
PARCEL NO.:	0259 028
PARCEL ADDRESS:	0345 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$53,922,206.00
APPLICANT'S OPINION:	$29,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	CONTINUED

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FEB 25 2004
Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, March 5, 2004
9:30 AM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0935
APPLICANT:	555 CALIFORNIA STREET, LLC
PARCEL NO.:	0259 026
PARCEL ADDRESS:	0555 CALIFORNIA ST,
TOPIC:	
CURRENT ASSESSMENT:	$685,771,013.00
APPLICANT'S REVISED OPINION OF VALUE:	$445,300,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0936
APPLICANT:	555 CALIFORNIA STREET, LLC
PARCEL NO.:	0259 027
PARCEL ADDRESS:	0000
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$83,754,674.00
APPLICANT'S REVISED OPINION OF VALUE:	$28,700,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco, Monday, March 8, 2004 at 9:30 a.m.

Present: Peter Fatooh , Gordon Huseby, and Carol Ruth Silver

Quorum present

Chairperson: Peter Fatooh, Presiding

DOCUMENTS DEPT.

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The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain actions, as specified under this date, on the original of the respective applications(s):

Appeal No.	Name	Disposition
2002-0205	CEP Investors XII, LLC	A.V.Lowered (Assessor)
2002-1172	TMG Montgomery Associates II	Continued

There being no further business, the Board, at the hour of 11:35 a.m., recessed to reconvene Tuesday, March 9, 2004 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, March 16, 2004

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, March 9, 2004 to Wednesday, March 10, 2004
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0933
APPLICANT:	555 CALIFORNIA STREET, LLC
PARCEL NO.:	0259 029
PARCEL ADDRESS:	0315 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$67,402,759.00
APPLICANT'S OPINION:	$46,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	CONTINUED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0934
APPLICANT:	555 CALIFORNIA STREET, LLC
PARCEL NO.:	0259 028
PARCEL ADDRESS:	0345 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$53,922,206.00
APPLICANT'S OPINION:	$29,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	CONTINUED

DATE POSTED
MAR 04 2004
Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, March 9, 2004 to Wednesday, March 10, 2004
9:30 AM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0935
APPLICANT:	555 CALIFORNIA STREET, LLC
PARCEL NO.:	0259 026
PARCEL ADDRESS:	0555 CALIFORNIA ST,
TOPIC:	
CURRENT ASSESSMENT:	$685,771,013.00
APPLICANT'S REVISED OPINION OF VALUE:	$445,300,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0936
APPLICANT:	555 CALIFORNIA STREET, LLC
PARCEL NO.:	0259 027
PARCEL ADDRESS:	0000
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$83,754,674.00
APPLICANT'S REVISED OPINION OF VALUE:	$28,700,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco for Tuesday, March 9, 2004 at 10:04 a.m.

Present: Alec Lambie and Diane Robinson

Quorum present

Chairperson: Alec Lambie, Presiding

Deputy City Attorney: Paul Zaferskey

Court Reporter

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Having no public in attendance for comment at the hearing, the parties stipulated to a quorum of the Board for today's proceedings, agreeing that Commissioner Ramm would review the tape-recorded transcript and evidence presented today. The Board then continued its evidentiary proceeding from March 5, 2004, with the assessor's cross-examination of the Todd Cooper, witness for the below listed applicants for change in the assessed valuation of property affecting the Assessment Roll for the years at issue.

At the hour of 11:47 a.m. the Board convened into closed session to hear the applicant's redirect testimony relating to confidential trade secrets. The Board reconvened in open session at 12:00 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2002-0933	555 California Street, LLC	Continued
2002-0934	555 California Street, LLC	Continued
2002-0935	555 California Street, LLC	Continued
2002-0936	555 California Street, LLC	Continued

RECESS

The Board, at the hour of 12:08 p.m., recessed from the morning session to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:33 p.m.

Present: Alec Lambie and Diane Robinson

Quorum present

Chairperson: Alec Lambie, Presiding

Court Reporter

The below listed applicants for change in the assessed valuation of property affecting the Assessment Roll for the years at issue, being present, the Board continued to hear applicants' redirect testimony, followed by a brief re-cross from the assessor. During the assessor re-cross, the Board convened into closed session from 1:52 to 2:05 p.m. to hear testimony pertaining to confidential trade secrets. At the hour of 2:23 p.m., the Board again convened into closed session to hear testimony from Karl Baldauf, witness for the applicant, relating to confidential trade secret information, followed by assessor's cross-examination of Mr. Baldauf. The Board reconvened into open session at 3:26 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2002-0933	555 California Street, LLC	Continued
2002-0934	555 California Street, LLC	Continued
2002-0935	555 California Street, LLC	Continued to 3/10/04
2002-0936	555 California Street, LLC	Continued to 3/10/04

There being no further business, the Board, at the hour of 3:37 p.m., recessed to reconvene on Wednesday, March 10, 2004 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on March 17, 2004

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco for Wednesday, March 10, 2004 at 9:55 a.m.

Present: Alec Lambie, Thomas Ramm and Diane Robinson

Quorum present

Chairperson: Alec Lambie, Presiding

Deputy City Attorney: Paul Zaferskey

Court Reporter

DOCUMENTS DEPT.

MAR 18 2004

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Having no public comment, and the below listed applicants for change in the assessed valuation of property for the years at issue being present, the Board continued its evidentiary proceeding from March 9, 2004, with the assessor's presentation of evidence and testimony in support of the assessed value enrolled for the subject properties at issue. The Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2002-0933	555 California Street, LLC	Continued
2002-0934	555 California Street, LLC	Continued
2002-0935	555 California Street, LLC	Continued
2002-0936	555 California Street, LLC	Continued

RECESS

The Board, at the hour of 12:06 p.m., recessed from the morning session to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:35 p.m.

Present: Alec Lambie, Thomas Ramm and Diane Robinson

Quorum present

Chairperson: Alec Lambie, Presiding

Court Reporter

The below listed applicants for change in the assessed valuation of property affecting the Assessment Roll for the years at issue being present, the Board continued to hear the assessor's presentation of evidence and testimony in support of the assessed value enrolled for the subject properties at issue. The Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2002-0933	555 California Street, LLC	Continued
2002-0934	555 California Street, LLC	Continued
2002-0935	555 California Street, LLC	Continued to 3/11/04
2002-0936	555 California Street, LLC	Continued to 3/11/04

There being no further business, the Board, at the hour of 3:32 p.m., recessed to reconvene on Thursday, March 11, 2004 at 9:00 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, March 16, 2004

Phone: (415) 554-6778
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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, March 11, 2004
9:00 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0933
APPLICANT:	555 CALIFORNIA STREET, LLC
PARCEL NO.:	0259 029
PARCEL ADDRESS:	0315 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$67,402,759.00
APPLICANT'S OPINION:	$46,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	CONTINUED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0934
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PARCEL NO.:	0259 028
PARCEL ADDRESS:	0345 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$53,922,206.00
APPLICANT'S OPINION:	$29,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	CONTINUED

DATE POSTED
MAR 04 2004
Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, March 11, 2004
9:00 AM

4) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0935
APPLICANT:	555 CALIFORNIA STREET, LLC
PARCEL NO.:	0259 026
PARCEL ADDRESS:	0555 CALIFORNIA ST,
TOPIC:	
CURRENT ASSESSMENT:	$685,771,013.00
APPLICANT'S REVISED OPINION OF VALUE:	$445,300,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0936
APPLICANT:	555 CALIFORNIA STREET, LLC
PARCEL NO.:	0259 027
PARCEL ADDRESS:	0000
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$83,754,674.00
APPLICANT'S REVISED OPINION OF VALUE:	$28,700,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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SF
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3/11/04

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, March 11, 2004 To Thursday, March 11, 2004
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0532
APPLICANT:	GHIELMETTI REVOCABLE TRUST (JAMES & LAURIE)
PARCEL NO.:	0968 005
PARCEL ADDRESS:	3736 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,346,440.00
APPLICANT'S OPINION:	$3,500,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1219
APPLICANT:	DFS GROUP LIMITED
PARCEL NO.:	2002208081
PARCEL ADDRESS:	00000233 00000000 GEARY ST,
TOPIC:	
CURRENT ASSESSMENT:	$19,007,210.00
APPLICANT'S OPINION:	$9,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

DATE POSTED
MAR 02 2004
Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, March 11, 2004 To Thursday, March 11, 2004
9:30 AM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1220
APPLICANT:	DFS GROUP LIMITED
PARCEL NO.:	2002201150
PARCEL ADDRESS:	00000525 00000000 MARKET ST, 3300
TOPIC:	
CURRENT ASSESSMENT:	$10,516,826.00
APPLICANT'S OPINION:	$7,300,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1597
APPLICANT:	WILLIAMS - SONOMA, INC.
PARCEL NO.:	2002208408
PARCEL ADDRESS:	00000575 00000000 FLORIDA ST,
TOPIC:	
CURRENT ASSESSMENT:	$3,773,131.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1598
APPLICANT:	WILLIAMS - SONOMA, INC.
PARCEL NO.:	2002208172
PARCEL ADDRESS:	00000151 00000000 UNION ST,
TOPIC:	
CURRENT ASSESSMENT:	$10,127,985.00
APPLICANT'S OPINION:	$5,700,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0276
APPLICANT:	WACHOVIA SECURITIES
PARCEL NO.:	2003208560
PARCEL ADDRESS:	00000004 00000000 EMBARCADERO CENTER ,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$5,787,776.00
APPLICANT'S OPINION:	$3,099,882.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0277
APPLICANT:	WACHOVIA SECURITIES
PARCEL NO.:	2003202984
PARCEL ADDRESS:	00000555 00000000 CALIFORNIA ST, 2300
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$696,040.00
APPLICANT'S OPINION:	$296,838.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0505
APPLICANT:	FOUR G ENTERPRISES, LLC
PARCEL NO.:	3956 008
PARCEL ADDRESS:	0300 0000 DE HARO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,788,510.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, March 11, 2004 To Thursday, March 11, 2004
9:30 AM (ALL DAY)

10) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0525
APPLICANT:	GIUSEPPI GIURLANI TRUST
PARCEL NO.:	3937 002A
PARCEL ADDRESS:	0251 0000 RHODE ISLAND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,774,240.00
APPLICANT'S OPINION:	$4,250,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0527
APPLICANT:	SPECTRUM FOODS, INC. dba MACARTHUR PARK #4002
PARCEL NO.:	2003201595
PARCEL ADDRESS:	00000607 00000000 FRONT ST, 0000
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$884,364.00
APPLICANT'S OPINION:	$641,313.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0542
APPLICANT:	HERTZ EQUIPMENT RENTAL CORP.
PARCEL NO.:	2003205647
PARCEL ADDRESS:	00000435 00000000 SOUTH VAN NESS AVE,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$5,122,159.00
APPLICANT'S OPINION:	$3,616,983.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

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Agenda* / Notice of Assessment Appeals Board

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Assessment Appeals Board 2 Hearing

Room 406, City Hall

Thursday, March 11, 2004 To Thursday, March 11, 2004

1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0436
APPLICANT:	ACOSTA, PERRY
PARCEL NO.:	3534 058
PARCEL ADDRESS:	0291 0293 DUBOCE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,109,580.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0437
APPLICANT:	ACOSTA, PERRY
PARCEL NO.:	3534 059
PARCEL ADDRESS:	0275 0277 DUBOCE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$728,280.00
APPLICANT'S OPINION:	$360,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
MAR 02 2004
Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0438
APPLICANT:	ACOSTA, PERRY
PARCEL NO.:	3534 061
PARCEL ADDRESS:	0263 0265 DUBOCE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$364,140.00
APPLICANT'S OPINION:	$180,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0443
APPLICANT:	BLOCKBUSTER, INC.
PARCEL NO.:	2003205250
PARCEL ADDRESS:	00002460 00000000 LOMBARD ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$127,965.00
APPLICANT'S OPINION:	$107,360.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0444
APPLICANT:	BLOCKBUSTER, INC.
PARCEL NO.:	2003206521
PARCEL ADDRESS:	00002400 00000000 IRVING ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$155,922.00
APPLICANT'S OPINION:	$70,625.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0475
APPLICANT:	BMC SOFTWARE
PARCEL NO.:	2003205182
PARCEL ADDRESS:	00000550 00000000 CALIFORNIA ST, 0300
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$531,043.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0489
APPLICANT:	ASCENT MEDIA GROUP, INC.
PARCEL NO.:	2003203986
PARCEL ADDRESS:	00000545 00000000 SANSOME ST, 0700
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$424,968.00
APPLICANT'S OPINION:	$253,171.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0490
APPLICANT:	ASCENT MEDIA GROUP, INC.
PARCEL NO.:	2003208543
PARCEL ADDRESS:	00000545 00000000 SANSOME ST, 0700
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$887,058.00
APPLICANT'S OPINION:	$735,909.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0544
APPLICANT:	JOHN SPERLING IRREVOCABLE TRUST
PARCEL NO.:	0985 011
PARCEL ADDRESS:	3450 0000 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,490,340.00
APPLICANT'S OPINION:	$5,496,780.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2003-0546
APPLICANT:	SAFEWAY INC. PLEASANTON
PARCEL NO.:	2003200690
PARCEL ADDRESS:	00000730 00000000 TARAVAL ST, 0000
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,768,787.00
APPLICANT'S OPINION:	$1,142,970.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, March 12, 2004
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0123
APPLICANT:	SOUTHBOURNE INC.
PARCEL NO.:	0294 013
PARCEL ADDRESS:	0340 STOCKTON ST,
TOPIC:	Decline in Value
ENROLLED ASSESSED VALUE:	$23,431,819.00
ASSESSOR RECOMMENDATION OF VALUE AT HEARING:	$21,600,000.00
APPLICANT'S REVISED OPINION:	$13,200,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

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FAX (415) 554-6775
TDD (415) 554-5227
E-MAIL: AAB@ci.sf.ca.us

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco CA., 94102-4697

Agenda

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS **BOARD No. 1** HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL

MONDAY, MARCH 15, 2004
1:30 PM

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3/15/04
closed

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1) Public Comment on any agenda item.

2) **CLOSED SESSION** (Pursuant to Revenue and Taxation Code Section 1605.4)

Review and Discuss assessor's proposed findings of fact with counsel regarding following application.

APPLICATION:	2002-1448
APPLICANT:	PYRAMID INVESTMENT CORPORATION
PARCEL NO.:	0207 035
PARCEL	0545 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,275,166.00
APPLICANT'S OPINION	$4,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
MAR 0 9 2004
Assessment Appeals Board

3) Possible report on action taken in closed session (pursuant to Government Code Section

54957.1 and San Francisco Administrative Code Section 67.14)

4) Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5) Adjournment.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, March 16, 2004
9:30 AM (ALL DAY)

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2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0123
APPLICANT:	SOUTHBOURNE INC.
PARCEL NO.:	0294 013
PARCEL ADDRESS:	0340 STOCKTON ST,
TOPIC:	Decline in Value
ENROLLED ASSESSED VALUE:	$23,431,819.00
ASSESSOR RECOMMENDATION OF VALUE AT HEARING:	$21,600,000.00
APPLICANT'S REVISED OPINION:	$13,200,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1297
APPLICANT:	SHC PARK SAN FRANCISCO, LLC
PARCEL NO.:	0229 020
PARCEL	0375 0000 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$119,127,902.00
APPLICANT'S	$50,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

DATE POSTED
MAR 10 2004
Assessment Appeals Board

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco, Tuesday, March 16, 2004 at 9:35 a.m.

SF
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#2
3/16/04

Present: Alec Lambie, Peter Fatooh, and Thomas Ramm

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Quorum present

Chairperson: Peter Fatooh, Presiding

Deputy City Attorney: Paul Zaferskey

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain actions, as specified under this date, on the original of the respective applications(s):

Appeal No.	Name	Disposition
2002-0123	Southbourne Inc,	Continued

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took certain actions, as specified under this date, on the original of the respective application(s):

Appeal No.	Name	Disposition
2002-1297	SHC Park San Francisco, LLC	Postponed

RECESS

There being no further business, the Board, at the hour of 11:35a.m., recessed to reconvene at 1:00 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:05 p.m.

Present: Alec Lambie, Peter Fatooh, and Thomas Ramm

Quorum present

Chairperson: Peter Fatooh, Presiding

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain actions, as specified under this date, on the original of the respective applications(s):

Appeal No.	Name	Disposition
2002-0123	Southbourne Inc.	Submitted

There being no further business, the Board, at the hour of 3:10 p.m., recessed to reconvene Wednesday, March 17, 2004 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on March 17, 2004

Agenda* / Notice of Assessment Appeals Board

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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3/17/04

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, March 17, 2004 To Wednesday, March 17, 2004
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2001-0860
APPLICANT:	345 CALIFORNIA, LP
PARCEL NO.:	0261 020
PARCEL ADDRESS:	0345 0000 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$27,050,400.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2001-0861
APPLICANT:	345 CALIFORNIA, LP
PARCEL NO.:	0261 019
PARCEL ADDRESS:	0345 0000 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,727,200.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2001-0862
APPLICANT:	345 CALIFORNIA, LP
PARCEL NO.:	0261 018
PARCEL ADDRESS:	0345 0000 CALIFORNIA ST, A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$160,002,929.00
APPLICANT'S OPINION:	$65,015,419.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0375
APPLICANT:	345 CALIFORNIA, LP
PARCEL NO.:	0261 018
PARCEL ADDRESS:	0345 0000 CALIFORNIA ST, A
TOPIC:	
CURRENT ASSESSMENT:	$163,371,128.00
APPLICANT'S OPINION:	$76,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0376
APPLICANT:	345 CALIFORNIA, LP
PARCEL NO.:	0261 019
PARCEL ADDRESS:	0345 0000 CALIFORNIA ST,
TOPIC:	
CURRENT ASSESSMENT:	$19,101,744.00
APPLICANT'S OPINION:	$9,500,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0377
APPLICANT:	345 CALIFORNIA, LP
PARCEL NO.:	0261 020
PARCEL ADDRESS:	0345 0000 CALIFORNIA ST,
TOPIC:	
CURRENT ASSESSMENT:	$27,591,408.00
APPLICANT'S OPINION:	$12,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco for Wednesday, March 17, 2004 at 9:33 a.m.

Present: Peter Fatooh, Gordon Huseby and Diane Robinson

Quorum present

Chairperson: Peter Fatooh, Presiding

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Having no public comment, and the below listed applicants for change in the assessed valuation of property for the years at issue being present, the Board heard testimony from applicant's expert witness, Kurt Reitman, MAI appraiser and author of the Valuation Analysis package presented for the subject property. The assessor's office began its cross-examination of Mr. Reitman, then the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2001-0860	345 California LP	Withdrawn
2001-0861	345 California LP	Withdrawn
2001-0862	345 California LP	Withdrawn
2002-0375	345 California LP	Continued
2002-0376	345 California LP	Continued
2002-0377	345 California LP	Continued

RECESS

The Board, at the hour of 11:50 a.m., recessed from the morning session to reconvene at 2:00 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 2:02 p.m.

Present: Peter Fatooh, Gordon Huseby and Diane Robinson

Quorum present

Chairperson: Peter Fatooh, Presiding

The below listed applicants for change in the assessed valuation of property affecting the Assessment Roll for the years at issue being present, the Board continued to hear the assessor's cross-examination of Mr. Reitman, after which the assessor's office presented evidence and testimony in support of its recommendation of value for the subject properties at issue. Applicant's cross-examination of the assessor's office was heard, followed by closing statements by both parties. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2002-0375	345 California LP	Submitted
2002-0376	345 California LP	Submitted
2002-0377	345 California LP	Submitted

There being no further business, the Board, at the hour of 3:32 p.m., recessed to reconvene on Thursday, March 18, 2004 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, March 18, 2004

Agenda* / Notice of Assessment Appeals Board

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#1
3/18/04

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, March 18, 2004 To Thursday, March 18, 2004
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0615
APPLICANT:	COUSINS/MYERS SECOND STREET PARTNERS, LLC
PARCEL NO.:	3721 089
PARCEL ADDRESS:	0101 0000 2ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$119,052,937.00
APPLICANT'S OPINION:	$62,427,543.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1555
APPLICANT:	AVALON BAY COMMUNITIES
PARCEL NO.:	3747 092
PARCEL ADDRESS:	0388 0000 BEALE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$44,610,099.00
APPLICANT'S OPINION:	$37,585,206.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

DATE POSTED
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Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, March 18, 2004 To Thursday, March 18, 2004
9:30 AM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1556
APPLICANT:	AVALON BAY COMMUNITIES
PARCEL NO.:	3747 093
PARCEL ADDRESS:	0388 0000 BEALE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,272,680.00
APPLICANT'S OPINION:	$2,914,793.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1646
APPLICANT:	MASSACHUSETTS MUTUAL LIFE
PARCEL NO.:	3741 032
PARCEL ADDRESS:	0201 0000 SPEAR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$72,880,229.00
APPLICANT'S OPINION:	$49,995,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco, Thursday, March 18, 2004 at 9:30 a.m.

Present: Richard Lee, Peter Fatooh, and Gordon Huseby

Quorum present

Chairperson: Peter Fatooh, Presiding

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The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain actions, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2002-0615	Cousins/Myers Second Street	Continued

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took certain actions, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2002-1555	Avalon Bay Communities	Withdrawn
2002-1556	Avalon Bay Communities	Withdrawn
2002-1646	Massachusetts Mutual Life	Postponed

There being no further business, the Board, at the hour of 12:15 p.m., recessed to reconvene Friday, March 19, 2004 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, March 22, 2004

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco for Friday, March 19, 2004 at 9:33 a.m.

Present: Peter Fatooh, Alec Lambie and Diane Robinson

Quorum present

Chairperson: Peter Fatooh, Presiding

Court Reporter

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Having no public comment, and the below listed applicant for change in the assessed valuation of property for the year at issue being present, the Board resumed its evidentiary hearing from February 19, 2004, continuing with the assessor's cross-examination of the applicant. The Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2002-0112	Renaissance Hotel Associates	Continued

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2002-1561	Hearst Communications, Inc.	Postponed
2002-1561	Hearst Communications, Inc.	Postponed
2002-1562	Hearst Communications, Inc.	Postponed
2002-1563	Hearst Communications, Inc.	Postponed
2002-1564	Hearst Communications, Inc.	Postponed
2002-1565	Hearst Communications, Inc.	Postponed
2002-1566	Hearst Communications, Inc.	Postponed
2002-1567	Hearst Communications, Inc.	Postponed
2002-1568	Hearst Communications, Inc.	Postponed
2002-1569	Hearst Communications, Inc.	Postponed
2002-1570	Hearst Communications, Inc.	Postponed
2002-1571	Hearst Communications, Inc.	Postponed
2002-1572	Hearst Communications, Inc.	Postponed
2002-1573	Hearst Communications, Inc.	Postponed
2002-1574	Hearst Communications, Inc.	Postponed
2002-1575	Hearst Communications, Inc.	Postponed

2002-1576	Hearst Communications, Inc.	Postponed
2002-1577	Hearst Communications, Inc.	Postponed
2002-1578	Hearst Communications, Inc.	Postponed
2002-1579	Hearst Communications, Inc.	Postponed
2002-1580	Hearst Communications, Inc.	Postponed
2002-1581	Hearst Communications, Inc.	Postponed
2002-1582	Hearst Communications, Inc.	Postponed
2002-1583	Hearst Communications, Inc.	Postponed
2002-1584	Hearst Communications, Inc.	Postponed
2002-1585	Hearst Communications, Inc.	Postponed
2002-1586	Hearst Communications, Inc.	Postponed
2002-1587	Hearst Communications, Inc.	Postponed

RECESS

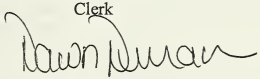
The Board, at the hour of 11:35 a.m., recessed from the morning session to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

Commissioner Fatooh, Chairperson for the morning proceedings, was unable to return for the afternoon session of this hearing. Per the administrator's discussion with the parties, the applicant was not willing to proceed with only a quorum of the board.

Therefore, there being no further business before the Board, the record shall reflect this meeting as adjourned at 11:35 a.m., and the Board in recess until it reconvenes on Monday, March 22, 2004 at 9:30 a.m.

Gloria L. Young
Clerk



Dawn Duran
Administrator

Approved by the Board on Monday, March 22, 2004

Agenda* / Notice of Assessment Appeals Board

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#1
3/22/04

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, March 22, 2004 To Monday, March 22, 2004
9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1101
APPLICANT:	SAN FRANCISCO HOTEL GROUP LLC
PARCEL NO.:	0261 017
PARCEL ADDRESS:	0123 0000 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$54,514,573.00
APPLICANT'S OPINION:	$35,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1717
APPLICANT:	CORNERSTONE REAL ESTATE ADVISERS
PARCEL NO.:	2002208760
PARCEL ADDRESS:	00000222 00000000 SANSOME ST,
TOPIC:	
CURRENT ASSESSMENT:	$4,733,066.00
APPLICANT'S OPINION:	$2,200,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

DATE POSTED
MAR 16 2004
Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, March 22, 2004 To Monday, March 22, 2004
9:30 AM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1728
APPLICANT:	NEIMAN MARCUS GROUP, INC.
PARCEL NO.:	0313 018
PARCEL ADDRESS:	0125 0129 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$74,783,554.00
APPLICANT'S OPINION:	$65,281,245.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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A77
#1
3/22/04

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, March 22, 2004 To Monday, March 22, 2004
1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1907
APPLICANT:	SKS / FBOP ASSOCIATES, LLC
PARCEL NO.:	3592 015
PARCEL ADDRESS:	3175 0000 18TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,140,517.00
APPLICANT'S OPINION:	$614,970.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1908
APPLICANT:	SKS / FBOP ASSOCIATES, LLC
PARCEL NO.:	3774 067
PARCEL ADDRESS:	0501 0000 02ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$56,857,860.00
APPLICANT'S OPINION:	$5,685,786.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
MAR 16 2004
Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco, Monday, March 22, 2004 at 1:35 p.m.

Present: Diane Robinson, Andrienne Lacau, and Gordon Huseby

Quorum present

Chairperson: Diane Robinson, Presiding

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#2
3/22/04

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain actions, as specified under this date, on the original of the respective applications(s):

Appeal No.	Name	Disposition
2002-1908	SKS/FBOP Associates, LLC	A.V.Lowered (Assessor)

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took certain actions, as specified under this date, on the original of the respective application(s):

Appeal No.	Name	Disposition
2002-1907	SKS/FBOP Associates, LLC	Withdrawn

There being no further business, the Board, at the hour of 2:45 p.m., recessed to reconvene Tuesday, March 23, 2004 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, March 24, 2004

Agenda* / Notice of Assessment Appeals Board

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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SF
A77
#1
3/23/04

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Tuesday, March 23, 2004 To Tuesday, March 23, 2004

9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0573
APPLICANT:	EQUITY OFFICE PROPERTIES, INC.
PARCEL NO.:	0236 019
PARCEL ADDRESS:	0150 0000 CALIFORNIA ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$73,310,043.00
APPLICANT'S OPINION:	$59,500,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0958
APPLICANT:	BPOFR, LLC
PARCEL NO.:	0229 003
PARCEL ADDRESS:	0325 0000 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$42,163,880.00
APPLICANT'S OPINION:	$41,651,156.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
MAR 16 2004
Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, March 23, 2004 To Tuesday, March 23, 2004
9:30 AM (ALL DAY)

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

SF
A77
#2
3/23/04

In the meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco, Tuesday, March 23, 2004 at 9:30 a.m.

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Present: Peter Fatooh, Richard Lee and David Wilbur

Quorum present

Chairperson: Peter Fatooh, Presiding

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain actions, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2002-0573	Equity Office Properties, Inc.	A.V. Lowered (Assessor)
2002-0958	BPOFR, LLC	A. V. Lowered (Assessor)

There being no further business, the Board, at the hour of 10:40 a.m., recessed to reconvene Wednesday, March 24, 2004 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, March 29, 2004

Phone (415) 554-6778
FAX (415) 554-6775
TDD (415) 554-5227
E-MAIL: AAB@ci.sf.ca.us

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda

NOTICE OF CLOSED SESSION MEETING

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AGENDA/NOTICE OF ASSESSMENT APPEALS **BOARD No. 1** HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL

WEDNESDAY, MARCH 24, 2004
9:30 AM

SF
A77
#1
3/24/04
closed

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1) Public Comment on any agenda item.

2) **Closed Session to deliberate the valuation regarding the following applications** (pursuant to Revenue and Taxation Code Section 1605.4):

   a) Application Nos.: 2002-0375, 2002-0376, and 2002-0377
   Applicant: 345 California, LP
   Parcel No.: Block 0261, lots 018, 019, and 020
   Address: 345 California Street
   Assessor Total Recommendation of Value: $196,700,0000
   Applicant's Revised Opinion of Value: $165,000,000
   Roll Year: 2002 Regular Roll
   Topic: Decline in Value

3) Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

DATE POSTED
MAR 19 2004
Assessment Appeals Board

4) Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5) Adjournment.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE - Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. The Sunshine Ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco, Wednesday, March 24, 2004 at 9:00 a.m.

Present: Peter Fatooh, Gordon Huseby and Diane Robinson

Quorum present

Chairperson: Peter Fatooh, Presiding

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3/24/04

The Board opened its meeting at 9:00 a.m. in open session for public comment. There was no public comment given, so at the hour of 9:05, the Board went into closed session to deliberate the valuation of the below listed applications affecting the Assessment Roll.

At the hour of 10:30 a.m. the Board reconvened in open session and no action was taken, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2002-0375	345 California, LP	Remains submitted
2002-0376	345 California, LP	Remains submitted
2002-0377	345 California, LP	Remains submitted

There being no further business, the Board, at the hour of 10:35 a.m., recessed to reconvene Thursday, March 25, 2004 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on March 25, 2004

Phone (415) 554-6778
FAX (415) 554-6775
TDD (415) 554-5227
E-MAIL: AAB@ci.sf.ca.us

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

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AGENDA/NOTICE OF ASSESSMENT APPEALS **BOARD No. 1** HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL

WEDNESDAY, MARCH 24, 2004
1:00 PM

SF
A77
#1
3/24/04
closed

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1) Public Comment on any agenda item.

2) **CLOSED SESSION** (Pursuant to Revenue and Taxation Code Section 1605.4)

Review and discuss with legal counsel issues raised at the hearing for the below listed applicant relating to the applicability of Revenue and Taxation code section 1605.4, confidential trade secret information as it applies to (1) underwriting criteria used by property owners, including equity yield rates; and (2) information obtained in confidence from an outside, third party source.

Application No. 2002-0615 filed by Cousins/Myers Second Street, LLC.
Regular Appeal for 2002-roll year, Property located at 101 Second Street
Assessed Value: $119,052,937
Applicant's revised Opinion of Value: $101,000,000

3) Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

DATE POSTED
MAR 19 2004
Assessment Appeals Board

4) Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5) Adjournment.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE - Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. The Sunshine Ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

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Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, March 25, 2004
9:30 AM (ALL DAY)

SF
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3/25/04

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0933
APPLICANT:	555 CALIFORNIA STREET, LLC
PARCEL NO.:	0259 029
PARCEL ADDRESS:	0315 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$67,402,759.00
APPLICANT'S OPINION:	$46,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	CONTINUED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0934
APPLICANT:	555 CALIFORNIA STREET, LLC
PARCEL NO.:	0259 028
PARCEL ADDRESS:	0345 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$53,922,206.00
APPLICANT'S OPINION:	$29,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	CONTINUED

POSTED
~~AMENDED~~
MAR 17 2004
Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, March 25, 2004
9:30 AM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0935
APPLICANT:	555 CALIFORNIA STREET, LLC
PARCEL NO.:	0259 026
PARCEL ADDRESS:	0555 CALIFORNIA ST,
TOPIC:	
CURRENT ASSESSMENT:	$685,771,013.00
APPLICANT'S REVISED OPINION OF VALUE:	$445,300,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0936
APPLICANT:	555 CALIFORNIA STREET, LLC
PARCEL NO.:	0259 027
PARCEL ADDRESS:	0000
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$83,754,674.00
APPLICANT'S REVISED OPINION OF VALUE:	$28,700,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco for Thursday, March 25, 2004 at 9:35a.m.

Present: Alec Lambie, Thomas Ramm and Diane Robinson

Quorum present

Chairperson: Alec Lambie, Presiding

Deputy City Attorney: Paul Zaferskey

Court Reporter

SF
A77
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3/25/04

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Having no public comment, and the below listed applicants for change in the assessed valuation of property for the years at issue being present, the Board continued its evidentiary proceeding from March 11, 2004. The Board convened into closed session for approximately 70 minutes for the applicant's cross-examination regarding confidential trade secret information and capitalization rates. The Board reconvened into open session and continued with the applicants' cross-examination. Certain action was then taken by the Board, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2002-0933	555 California Street, LLC	Continued
2002-0934	555 California Street, LLC	Continued
2002-0935	555 California Street, LLC	Continued to 1:30 p.m
2002-0936	555 California Street, LLC	Continued to 1:30 p.m

RECESS

The Board, at the hour of 11:45 a.m., recessed from the morning session to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:30 p.m.

Present: Alec Lambie, Thomas Ramm and Diane Robinson

Quorum present

Chairperson: Alec Lambie, Presiding

Court Reporter

The below listed applicants for change in the assessed valuation of property affecting the Assessment Roll for the years at issue being present, the Board continued to hear applicant's cross-examination of the assessor, followed by assessor's redirect testimony for the subject properties at issue. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2002-0933	555 California Street, LLC	Continued
2002-0934	555 California Street, LLC	Continued
2002-0935	555 California Street, LLC	Continued to May 5, 2004
2002-0936	555 California Street, LLC	Continued to May 5, 2004

There being no further business, the Board, at the hour of 4:32 p.m., recessed to reconvene on Friday, March 26, 2004 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, April 6, 2004

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 408, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
Thursday, March 25, 2004
9:30 AM

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---

1. Public Comment on any agenda item.

2. CLOSED SESSION (Pursuant to Revenue and Taxation Code Section 1605.4)

   Review and discuss with legal counsel issues raised at the hearing for the below listed applicant relating to the applicability of Revenue and Taxation code section 1605.4, confidential trade secret information as it applies to (1) underwriting criteria used by property owners, including equity yield rates; and (2) information obtained in confidence from an outside, third party source.

Application No.:	2002-0615
Applicant Name:	Cousins/Myers Second Street, LLC.
Parcel Nos:	Block 3721, Lots 089
Address:	101 Second Street
Assessed Value:	$119,052,937
Applicant's Revised Opinion of Value:	$101,000,000
2002 Regular Roll Year	

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3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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SF
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#1
3/26/04

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Friday, March 26, 2004 To Friday, March 26, 2004

9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-2173
APPLICANT:	BANK OF AMERICA
PARCEL NO.:	0330 005
PARCEL ADDRESS:	0001 0000 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$23,028,213.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

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Assessment Appeals Board

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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DISABILITY ACCESS – The hearing room is wheelchair accessible.

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Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, March 26, 2004
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-2173
APPLICANT:	BANK OF AMERICA
PARCEL NO.:	0330 005
PARCEL ADDRESS:	0001 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,928,848.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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~~DATE POSTED~~
Amended MAR 18 2004
Assessment Appeals Board

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

SF
A77
#2
3/26/04

In the meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco, Friday, March 26, 2004 at 9:45 a.m.

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Present: Alec Lambie, Diane Robinson and David Wilbur

Quorum present

Chairperson: Alec Lambie, Presiding

The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2002-2173	Bank of America	A.V. Lowered (Assessor)

There being no further business, the Board, at the hour of 10:32 a.m., recessed to reconvene Monday, March 29, 2004 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, April 1, 2004

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, March 29, 2004
9:30 AM (ALL DAY)

SF
A77
#1
3/29/04

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0615
APPLICANT:	COUSINS/MYERS SECOND STREET PARTNERS, LLC
PARCEL NO.:	3721 089
PARCEL ADDRESS:	0101 2ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$119,052,937.00
APPLICANT'S REVISED OPINION OF VALUE:	$101,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2001-0834
APPLICANT:	343 PALMS, LLC / INTERLAND CORP.
PARCEL NO.:	0239 030
PARCEL ADDRESS:	0343 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$98,500,000.00
APPLICANT'S OPINION:	$25,000,000.00
TAXABLE YEAR:	2001
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

DATE POSTED
MAR 24 2004
Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, March 29, 2004
9:30 AM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0378
APPLICANT:	343 PALMS, LLC / INTERLAND CORP.
PARCEL NO.:	0239 030
PARCEL ADDRESS:	0343 SITUS TO BE ASSIGNED ST,
TOPIC:	
CURRENT ASSESSMENT:	$100,470,000.00
APPLICANT'S OPINION:	$50,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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Agenda* / Notice of Assessment Appeals Board

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each member of the public will be allotted the same number of minutes to speak to the Board. The Board may limit the total testimony to 30 minutes.

SF
977
#1
3/29/04

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, March 29, 2004 To Monday, March 29, 2004
1:00 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0615
APPLICANT:	COUSINS/MYERS SECOND STREET PARTNERS, LLC
PARCEL NO.:	3721 089
PARCEL	0101 0000 2ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$119,052,937.00
APPLICANT'S	$62,427,543.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
MAR 24 2004
Assessment Appeals Board

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

SF
A77
#2
3/29/04

In the meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco, Monday, March 29, 2004 at 1:00 p.m.

Present: Peter Fatooh, Richard Lee and Gordon Huseby

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Quorum present

Court Reporter - Present

Chairperson: Peter Fatooh, Presiding

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain actions, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2002-0615	Cousins/Myers Second Street, LLC	Continued to 3/30/04 at 1 p.m

There being no further business, the Board, at the hour of 3:05 p.m., recessed to reconvene Tuesday, March 30, 2004 at 1:00 p.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, March 30, 2004

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, March 30, 2004
9:00 AM (ALL DAY)

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2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0112
APPLICANT:	RENAISSANCE HOTEL ASSOCIATES
PARCEL NO.:	0330 026
PARCEL ADDRESS:	0055 CYRIL MAGNIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$139,887,413.00
ASSESSOR'S REVISED RECOMMENDATION:	$126,000,000.00
APPLICANT'S REVISED OPINION:	$100,300,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0763
APPLICANT:	STANFORD COURT HOTEL LTD.
PARCEL NO.:	0255 001
PARCEL ADDRESS:	0901 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$60,438,509.00
APPLICANT'S OPINION:	$39,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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DATE POSTED
MAR 24 2004

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, March 30, 2004
9:00 AM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0764
APPLICANT:	STANFORD COURT HOTEL LTD.
PARCEL NO.:	0256 017
PARCEL ADDRESS:	0875 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,520,687.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
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San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, March 30, 2004
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1189
APPLICANT:	FEDERATED DEPARTMENT STORES, INC.
PARCEL NO.:	3705 014
PARCEL ADDRESS:	0353 JESSIE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,811,347.00
APPLICANT'S OPINION:	$2,400,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1190
APPLICANT:	FEDERATED DEPARTMENT STORES, INC.
PARCEL NO.:	3705 013
PARCEL ADDRESS:	0345 & 0349 JESSIE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$34,148,509.00
APPLICANT'S OPINION:	$32,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

CANCELED
CANCELED
CANCELED

DATE POSTED
MAR 24 2004
Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, March 30, 2004
1:30 PM

4) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1191
APPLICANT:	FEDERATED DEPARTMENT STORES, INC.
PARCEL NO.:	3705 043
PARCEL ADDRESS:	0845 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$52,853,349.00
APPLICANT'S OPINION:	$40,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1192
APPLICANT:	FEDERATED DEPARTMENT STORES, INC.
PARCEL NO.:	3705 038
PARCEL ADDRESS:	0364 - 0374 JESSIE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,124,538.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

CANCELLED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1193
APPLICANT:	FEDERATED DEPARTMENT STORES, INC.
PARCEL NO.:	3705 033
PARCEL ADDRESS:	0327 JESSIE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$562,269.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1194
APPLICANT:	FEDERATED DEPARTMENT STORES, INC.
PARCEL NO.:	3705 018
PARCEL ADDRESS:	0874 - 0880 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,710,979.00
APPLICANT'S OPINION:	$3,200,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, March 30, 2004
1:30 PM

8) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1195
APPLICANT:	FEDERATED DEPARTMENT STORES, INC.
PARCEL NO.:	3705 017
PARCEL ADDRESS:	0870 - 0872 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$674,723.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1196
APPLICANT:	FEDERATED DEPARTMENT STORES, INC.
PARCEL NO.:	3705 015
PARCEL ADDRESS:	0363 JESSIE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,586,440.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

CANCELLED

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SF
977
#2
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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

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In the meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco, Tuesday, March 30, 2004 at 1:00 p.m.

Present: Peter Fatooh, Richard Lee and Gordon Huseby

Quorum present

Court Reporter - Present

Chairperson: Peter Fatooh, Presiding

The following listed applicant(s) for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain actions, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2002-0615	Cousins/Myers Second Street, LLC	Continued

There being no further business, the Board, at the hour of 3:10 p.m., recessed to reconvene Wednesday, March 31, 2004 at 1:30 p.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, April 1, 2004

Agenda* / Notice of Assessment Appeals Board

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless property admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each member of the public will be allotted the same number of minutes to speak to the Board. The Board may limit the total testimony to 30 minutes.

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3/31/04

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Wednesday, March 31, 2004 To Wednesday, March 31, 2004

9:30 AM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-0620
APPLICANT:	COUSINS/MYERS II LLC
PARCEL NO.:	3708 096
PARCEL ADDRESS:	0055 0000 SECOND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$100,289,771.00
APPLICANT'S OPINION:	$55,309,528.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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DATE POSTED
MAR 23 2004
Assessment Appeals Board

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact Donna Hall by mail to Administrator, Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 409, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at Donna_Hall@ci.sf.ca.us.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from Ms. Hall or by printing Chapter 67 of the San Francisco Administrative Code on the Internet, at http://www.ci.sf.ca.us/bdsupvrs/sunshine.htm

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

DISABILITY ACCESS – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

Agenda* / Notice of Assessment Appeals Board

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#1
3/31/04

Assessment Appeals Board 1 Hearing

Room 406, City Hall

Wednesday, March 31, 2004 To Wednesday, March 31, 2004

1:30 PM (ALL DAY)

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1630
APPLICANT:	BRE - NEW MONTGOMERY, LLC
PARCEL NO.:	3707 062
PARCEL ADDRESS:	0033 0000 NEW MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$62,215,920.00
APPLICANT'S OPINION:	$36,000,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1703
APPLICANT:	SWIG 631 FOLSOM, LLC
PARCEL NO.:	3750 091
PARCEL ADDRESS:	0633 0000 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$33,809,923.00
APPLICANT'S OPINION:	$15,998,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

DATE POSTED
MAR 23 2004
Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, March 31, 2004 To Wednesday, March 31, 2004
1:30 PM (ALL DAY)

4) Hearing, discussion, and possible action involving:

APPLICATION:	2002-1707
APPLICANT:	CONTINENTAL DEVELOPMENT CORP.
PARCEL NO.:	3724 066
PARCEL ADDRESS:	0155 0000 05TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$46,235,911.00
APPLICANT'S OPINION:	$22,997,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 of the City and County of San Francisco, Wednesday, March 31, 2004 at 1:30 p.m.

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Present: Gordon Huseby, Diane Robinson and David Wilbur

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

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177
#2
3/31/04

Appeal No.	Name	Disposition
2002-1630	BRE-New Montgomery, LLC	Submitted

There being no further business, the Board, at the hour of 4:36 p.m., recessed to reconvene Thursday, April 1, 2004 at 9:30 a.m.

Gloria L. Young
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, May 4, 2004

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